

Board of Supervisors:

Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Andrew Erie, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

Board of Supervisors
Cambridge Healthcare Solutions Conditional Use Hearing
April 6, 2015
6:15 p.m.

Please silence all pagers and cell phones
(Emergency Responders are exempt)

CALL TO ORDER:

Chairman Edward Latuska called the VA Clinic Conditional Use Hearing, of the Center Township Board of Supervisors, to order at 7:08 p.m. The meeting was held at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

In addition to Chairman Latuska, present were Andrew Erie, Kenneth Frenchak, Alan Smallwood and Philip Wulff; Township Engineer Olsen; Recording Secretary Cheryl Morris; and Township Secretary/Treasurer Anthony Amendolea.

PURPOSE:

The purpose of this public hearing is to obtain public comment and testimony from the parties involved in the conditional use application filed by Cambridge Healthcare Solutions PA, LP. The applicant proposes a Department of Veterans Affairs Health Care Clinic to perform the vital services of health care to our Veterans. The property, owned by John R Herold and others, is located at 353 North Duffy Road, Center Township Map 060-3F43-31B. Section 20-504.A of the Center Township Codification of Ordinances permits hospitals as a conditional use in the R-1A, "Low Density Residential District".

Public notifications were mailed Friday, March 20, 2015 to all property owners within 300 feet. The Planning Commission recommended approval at their meeting held Wednesday, February 25, 2015. The notice of the public hearing was published in the Butler Eagle editions of Sunday, March 22, 2015 and Sunday, March 29, 2015. The property was posted on Tuesday, March 24, 2015.

APPLICANT COMMENTS:

Mr. Glen Miller, Stantec, presented the conditional use request for the VA Clinic. The proposed clinic will be two (2) stories, 219,000 square feet, with no beds on forty-six (46) acres. The clinic will be open from 7:00 a.m. through 6:30 p.m. Monday through Friday and until Noon on Saturday.

There is a single entrance from North Duffy Road and parking to accommodate 1,444 vehicles. A variance for permitting forty (40) percent lot coverage and drive way width of thirty-seven (37) feet is scheduled with the Zoning Hearing Board on Monday, May 4, 2015 at 7:00 p.m. Construction will be Monday through Friday and on Saturdays, if behind schedule.

PUBLIC COMMENTS:

1. Mr. Matthew Say, 112 Cornell Drive: Mr. Say is concerned with (1) the distance of the parking lot from his property, (2) stormwater management, (3) security, (4) lighting, and (5) landscaping.
2. Ms. Diane Harvey, 128 West Sunbury Road: Ms. Harvey asked if the clinic would use the existing drive and if public sewage would be available to the residents.
3. Mr. Robert Sloan, 362 North Duffy Road: Mr. Sloan questioned if property owners east of North Duffy Road would be required to provide a right of way for the widening of North Duffy Road and if a traffic signal would be installed.
4. Mr. Mark Lauer, 385 Mahood Road: Mr. Lauer asked if a reduction of the vertical curve be possible.
5. Ms. Roxanne Newel, 348 North Duffy Road: Ms. Newel is concerned about property values and if mail boxes would be reinstalled after widening of North Duffy Road is completed.
6. Mr. George Aubrey, 125 Aubrey Drive: Mr. Aubrey asked if the traffic study included his proposed development and the direction sewage would run from the VA Clinic.
7. Mr. Alan Whitmire, 411 North Duffy Road: Mr. Whitmire is concerned with the grading slope of the parking lot.
8. Mr. Nathan Wulff, 5168 McCandless Road: Mr. Wulff questioned the height of the structure and staging of emergency response vehicles.
9. Ms. Charlene Campbell, 365 North Duffy Road: Ms. Campbell stated that since the original case is still in litigation the Board should not make any decision. She questioned what taxes would be received over the next five (5) years.

BOARD COMMENTS: None

ADJOURNMENT:

Latuska motioned to close the VA Clinic Conditional Use Hearing at 8:13 p.m. Erie seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Edward G. Latuska
Chairman

Alan H. Smallwood
Vice Chairman

Andrew Erie
Supervisor

Kenneth J. Frenchak Jr
Supervisor

Phillip B. Wulff
Supervisor