

Board of Supervisors:

Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen Craft Associates, Engineer
Patrick Gauselmann, Zoning Officer

Center Township Board of Supervisors
Planned Residential Development Hearing
March 6, 2017
6:00 p.m.

CALL TO ORDER:

Chairman Edward Latuska called the Planned Residential Development Hearing, of the Center Township Board of Supervisors, to order at 6:02 p.m. The meeting was held at the ~~Municipal Office, 150 Henricks~~ Unionville Volunteer Fire Company Firehall, 102 Mahood (*corrected 04/12/2017*) Road, Butler PA 16001.

ROLL CALL:

In addition to Chairman Latuska, present were Supervisors Ronald Flatt, Kenneth Frenchak, Alan Smallwood and Philip Wulff; and Kelly Ferrari, Court Recorder; and Township Secretary/Treasurer Anthony Amendolea.

PURPOSE: The purpose of the hearing is to obtain comment on enacting an Ordinance entitled "An Ordinance establishing Planned Residential Developments and the requirements for tentative and final approval thereof; establishing PRD as a permitted use in the R-2 Multi-Family Residential District; and eliminating sanitariums, convalescent homes and retirement homes, as a Conditional Use, in the R-1A Zone".

The Planning Commission recommended approval at their meeting held Wednesday, February 22, 2017. The notice of the public hearing was published in the Butler Eagle editions of Sunday, February 12, 2017 and Sunday, February 19, 2017. The Butler County Planning Commission had no comments.

APPLICANT COMMENTS: Mr. Robert Brennan thanked the Board for considering Planned Residential Developments in the Zoning Ordinance. Planned Residential Developments allow for flexibility and reduce infrastructure.

PUBLIC COMMENTS:

1. Ms. Beverly Snyder, 372 North Duffy Road: Ms. Snyder asked if plans were available. She questioned if the lot size would be reduced in "R-2", Multi Family Residential District. Ms. Snyder question if property owners would be notified at the time the plan is approved.
2. Mr. Charles Pedley, 438 North Duffy Road: Mr. Pedley asked if property values would be affected. His property is adjacent to the affected property. He question if the ordinance conforms to the Comprehensive Plan.
3. Mr. Dick Stockard, Howard Hanna Realty: Mr. Stockard stated all of the affected parcel is zoned "R-2", Multi Family Residential District.
4. Richard Hein, 111 Peters Lane: Mr. Hein asked about number of units, how many acres and

if a traffic study would be done. Since this dealt with the plan and not the ordinance, he was referred to speak with Mr. Brennan after the hearing.

BOARD COMMENTS:

1. Latuska stated the hearing was to discuss the Planned Residential Development ordinance.
2. Flatt stated the ordinance allows reconfiguration of the affected parcel. Permitted uses in the "R-2", Multi Family Residential District would remain the same. When the ordinance is approved, Mr. Brennan could submit a plan for review. The ordinance conforms to the Comprehensive Plan.
3. Wulff commented that the ordinance is permitting twelve (12) and eighteen (18) units dwelling units per structure. Mr. Brennan agreed to remove Section 26-107, Paragraphs B and C.

ADJOURNMENT:

Latuska made a motion to adjourn at 6:25 p.m. Wulff seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Edward G. Latuska
Chairman

Alan H. Smallwood
Vice Chairman

Ronald E. Flatt
Supervisor

Kenneth J. Frenchak Jr
Supervisor

Phillip B. Wulff
Supervisor