

Board of Supervisors:
Ronald Flatt, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Robert Sloan, Supervisor
Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Gateway Engineers, Engineer
Patrick Gauselmann, Zoning Officer

Center Township Board of Supervisors
 Weaver Homes Rezoning Hearing
 February 10, 2020
 6:00 p.m.

CALL TO ORDER:

Chairman Ronald Flatt called the Weaver Homes Rezoning Hearing, of the Center Township Board of Supervisors, to order at 6:00 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

In addition to Chairman Flatt, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, Robert Sloan and Alan Smallwood; Recording Secretary Cheryl Eckstein; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea.

PURPOSE: The purpose of this public hearing is to inform and obtain public comment and/or testimony on Weaver Master Builders Inc's request to amend the Center Township Zoning Map by rezoning the following tracts of land from R-1A (Low Density Residential District) to R-2 (Multi-Family Residential District):

- all that certain property located south of North Duffy Road (T-509) and west of Peters Lane, being Center Township Parcel 060-2F104-13E (26.79 AC m/l), as set forth on the map attached hereto.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EA (1.88 AC m/l), as set forth on the map attached hereto.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EB (2.16 AC m/l), as set forth on the map attached hereto.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EC (4.02 AC m/l), as set forth on the map attached hereto.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13ED (4.5 AC m/l), as set forth on the map attached hereto.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EE (2.14 AC m/l), as set forth on the map attached hereto.

- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EF (1.54 AC m/l), as set forth on the map attached hereto.

Notices to property owners within three hundred (300) feet were sent on Tuesday, January 7, 2020. The notice of the public hearing was published in the Butler Eagle editions of Sunday, January 26, 2020 and Sunday, February 2, 2020.

APPLICANT COMMENTS: Mr. Brett Schultz, Director of Land Development, for Weaver Homes presented. On December 3, 2019, he submitted a rezoning request to Center Township. He requests seven (7) parcels consisting of approximately forty-four (44) acres to be rezoned. Public water and sewage will be available. The Board has the right to reverse the rezoning.

PUBLIC COMMENTS:

- A. Mr. Paul Lawson, 465 North Duffy Road: Mr. Lawson questioned how the Township would address the additional traffic.
- B. Ms. Susan Dickson, 486 North Duffy Road: Ms. Dickson is concerned with the traffic.
- C. Mr. Randy Dickson, 486 North Duffy Road: Mr. Dickson if the plan would connect North Duffy Road to Mercer Road. Also, he wanted to know if the property would be served by public sewage.
- D. Ms. Patty Moore, 476 North Duffy Road: Ms. Moore asked if the property was purchased from Mr. George Aubrey. She is concerned with the traffic and stormwater runoff. She stated that the letter was addressed to the previous owner, Mr. Clemente.
- E. Mr. Charles Pedley, 438 North Duffy Road: Mr. Pedley questioned if the purchased was contingent on the rezoning. He asked if Butler Area Sewer Authority approved the additional usage. Mr. Pedley stated it was unsafe to cross the road. He is against the rezoning.
- F. Mr. Steve Sherman, 450 North Duffy Road: Mr. Sherman asked what the requirements for R-1A, Low Density Residential District. He questioned about type of screening. He is against the rezoning.
- G. Ms. Karalea Sherman: Ms. Sherman asked if the development was needed. She stated it was difficult to leave her driveway due to amount of traffic. She is opposed to rezoning of the property.
- H. Ms. Tammy Ribar: Ms. Ribar, representing Mr. and Mrs. John Giles, 101 Timothy Lane, stated the development did not meet the objectives of the Center Township Zoning Ordinance or Comprehensive Plan. Mr. and Mrs. Giles are concerned with the health, safety and welfare of the surrounding residents. They oppose the rezoning.
- I. Mr. Richard Hein, 111 Peters Lane: Mr. Hein stated he was not notified of the hearing.

BOARD COMMENTS:

- A. Flatt reminded the attendees that the rezoning requests the property currently from R-1A, Low Density Residential District to R-2, Multi-Family Residential District. No specific plans are required at this time. Stormwater management is integrated in the ordinance. Any individual may request to rezone.

- B. Smallwood thought a traffic study for North Duffy Road completed by the Veterans Administration did not indicate an increase in traffic.
- C. Heath stated when a land development plan is submitted a trip generation report will be required.

ADJOURNMENT:

Latuska made a motion to adjourn at 6:53 p.m. Smallwood seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Ronald E. Flatt
Chairman

Phillip B. Wulff
Vice Chairman

Edward G. Latuska
Supervisor

Robert M. Sloan
Supervisor

Alan H. Smallwood
Supervisor