

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 & Associates, Engineer*

Board of Supervisors  
Economic Resource Overlay District Hearing  
March 16, 2016  
6:00 p.m.

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

**CALL TO ORDER:**

Chairman Edward Latuska called the Economic Resource Overlay District Hearing, of the Center Township Board of Supervisors, to order at 6:02 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 Latuska, present were Vice Chairman Alan Smallwood; Supervisors Ronald Flatt, Kenneth Frenchak and Philip Wulff; Township Solicitor Michael Gallagher; Township Engineer Olsen; Recording Secretary Cheryl Morris; and Township Secretary/Treasurer Anthony Amendolea.

**PURPOSE:**

The purpose of this public hearing is to obtain comment on an ordinance entitled "An ordinance amending Chapter 20, Zoning, as amended from time to time, by creating a new article XIV.II titled "Economic Resource Overlay District".

The Planning Commission recommended approval at their meeting held Wednesday, January 27, 2016. Notification was faxed and mailed to the Butler County Planning Commission on Friday, February 12, 2016. They had no comments per letter dated February 24, 2016. Public notifications were mailed Friday, February 12, 2016 to all property owners within 300 feet. The notice of the public hearing was published in the Butler Eagle editions of Sunday, February 28, 2016 and Sunday, March 6, 2016. The property was posted on Wednesday, March 2, 2016.

**APPLICANT COMMENTS:**

Township Solicitor Gallagher on behalf of the Board of Supervisors thanked the individuals for appearing at the hearing for the proposed Economic Overlay District. He recommends comments be limited to the zoning change before the Board of Supervisors for the Economic Resource District Overlay not the Tax Increment Financing. The Tax Increment Financing is discussed at the

Board of Supervisors regular meeting scheduled on the second Wednesday of each month at 6:30 p.m. The "R-1A", Low Density Residential District remains intact. Center Township residents will be recognized. Only Butler Township residents who own property in Center Township may be recognized.

Township Engineer Olsen made a power point presentation which included current Zoning Map and proposed overlay area. Current "R-1A", Low Density Residential District permitted uses are:

1. Single family detached dwelling used as a residence by not more than one (1) family.
2. Manufactured homes.
3. Churches and other places of worship, including parish houses and educational buildings.
4. Schools, both private and public, provided such schools are located on a minimum of five (5) acres of land, except nursery schools, which may be on a minimum of one (1) acre of land.
5. General farming, including the raising of livestock, if conducted on a minimum of five (5) acres of land.
6. Nursery or agricultural field operations, including greenhouses and similar structures and seasonal sales of products produced on the same property.
7. Child care/day care center.
8. Forestry.
9. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area.

"R-1A, Low Density Residential District conditional uses are:

1. Public and semi-public uses as determined in accordance with the general conditions and supplemental regulations as set forth in this Chapter to include hospitals, sanitariums, convalescent and retirement homes, community buildings, clubs and activities of social, fraternal or recreational character, such as golf or tennis clubs, hunting and fishing preserves, parks and similar activities. (See Section 20-1608 A 4, Section 20-1608 A5, or Section 20-1608 A 7, as applicable)
2. Municipal and public utility service buildings, structures and facilities servicing an area greater than the immediate vicinity of such use. (See Section 20-1608 A 6)
3. Transitional dwellings. (See Section 20-1608 A 3)
4. Municipal landfill. (See Section 20-1608 A 23)
5. Campgrounds. (See Section 20-1515 and Section 20-1608 A 25)
6. Manufactured home park. (See Section 14-1101 of Chapter 14) and Section 20-1608 A 26)
7. Cemetery. (See Section 20-1608 A 28).
8. Communication Facility when co-location is proposed or as a stand-alone structure. (See Section 20-1608 A 29)

Proposed Economic Resource Overlay District permitted uses are:

1. All those uses listed in the underlying Zoning District.
2. Professional or business offices, including institutional headquarters for non-profit corporations.

3. Data processing facilities.
4. Universities, colleges and trade schools. However, dormitories or other on site living arrangements for students and/or faculty shall not be permitted.
5. Printing and publishing facilities
6. Radio and television broadcasting studios, recording studios and motion picture studios. However, antennae for such studios shall not be permitted.
7. Federal, state, county or municipal government offices.
8. Indoor sports complex.
9. Health care center, including hospice care facility.
10. Hospital.

Proposed Economic Resource Overlay District conditional uses are:

1. Research and development facilities.
2. Daycare.

The Board of Supervisors was contacted by some affected property owners to permit additional uses. Butler Township created an overlay district involving the incomplete Route 422 cloverleaf. There is an interest of other developers to locate with the proposed overlay district. The Board of Supervisors have no interest in zoning the property to "C-1" Retail and Service Commercial District.

**PUBLIC COMMENTS:**

1. Ms. Marsha Dasch, 311 East Brewster Road: Ms. Dasch questioned if the proposed road would be a state road or township road.
2. Mr. Charles Bopp, 137 Cornell Drive: Mr. Bopp questioned if there was a specific developer interested in the proposed overlay property. He wants the Board of Supervisors be careful of what is placed there.
3. Mr. Larry Holt, 138 Cornell Drive: Mr. Holt stated Veterans Clinic is in his backyard. He asked for confirmation that property would remain "R-1A, Low Density Residential District.
4. Mr. Russell Hearn, 301 East Brewster Road: Mr. Hearn's concern was the effect on property values. The proposed area is a quiet farming community.
5. Mr. Steve Sherman, 450 North Duffy Road: Mr. Sherman concerns were the traffic on North Duffy Road, building heights, minimum acreage and loss of property due to widening of North Duffy Road.
6. Mr. Brad Cavaliero, 101 North Maple Drive: Mr. Cavaliero questioned if drug rehabilitation centers would be permitted.

7. Ms. Barbara Bartley, 135 Lions Road: Ms. Bartley asked if the overlay is not approved will the Tax Increment Financing be discussed further. She is concerned how property taxes will be affected. Ms. Bartley wanted to know how the setbacks will affect wildlife.
8. Mr. Dewayne Hindman, 152 South Benbrook Road: Mr. Hindman questioned if the Board of Supervisors considered the residents.
9. Ms. Angela Walter, 115 Amherst Drive: Ms. Walter stated the Veterans Clinic construction is in her back yard. There is no solid plan for traffic on North Duffy Road. The Township is losing residential area.
10. Mr. Mark Walter, 115 Amherst Drive: Mr. Walter is concerned with the building footprint. Several businesses are vacant in the surrounding area. He is against placing other businesses on the proposed overlay property.
11. Ms. Judy Scott, 103 Pinewood Lane: Ms. Scott questioned how the Township could not permit drug treatment facilities in the proposed overlay area.
12. Mr. Chris Young, 928 Bonniebrook Road: Mr. Young owns property at 141 Lions Road. He thanked the Board of Supervisors for considering the proposed overlay district and looking out for the future.
13. Ms. Mary Hearn, 301 East Brewster Road: Ms. Hearn questioned if there was any undeveloped property to use other than "R-1A" Low Density Residential District.

**BOARD COMMENTS:**

1. Latuska stated other businesses expressed interested but there is no commitment. In addition to the agenda setting and regular meetings. No more than two (2) supervisors would attend additional meetings two (2) or three (3) times a week to discuss the proposed overlay district. The Board is trying to create a business district for high paying jobs. The Veterans Clinic is being used as anchor to attract business.
2. Frenchak stated the Veterans Clinic is the only facility affecting traffic on North Duffy Road.
3. Flatt stated the "R-1A", Low Density Residential District, permitted and conditional uses may be constructed. The intent of the overlay is not to permit retail.
4. Smallwood stated individuals attending college have no jobs to apply for in Center Township. This will help create jobs.

*Frenchak motioned to adjourn the Economic Resource Overlay District hearing at 7:35 p.m. Smallwood seconded. motion carried.*

**REGULAR MEETING**

**CALL TO ORDER:**

Chairman Edward Latuska called the Regular meeting, of the Center Township Board of Supervisors, to order at 7:36 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 Latuska, present were Vice Chairman Alan Smallwood; Supervisors Ronald Flatt, Kenneth Frenchak and Philip Wulff; Township Solicitor Michael Gallagher; Township Engineer Olsen; Recording Secretary Cheryl Morris; and Township Secretary/Treasurer Anthony Amendolea.

**NEW BUSINESS:**

1. The Board was polled whether to take or delay the vote on the Economic Resource Overlay District Ordinance Amendment.

Latuska	Delay
Smallwood	Delay
Flatt	Delay
Frenchak	Delay
Wulff	Delay

2. The Board of Supervisors delayed the vote until their regular meeting schedule for Wednesday, April 13, 2016 at 6:30 p.m.

**ADJOURNMENT:**

*Frenchak motioned to adjourned the regular meeting at 7:39 p.m. Latuska seconded. Motion carried.*

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Edward G. Latuska  
Chairman

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Alan H. Smallwood  
Vice Chairman

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Ronald E. Flatt  
Supervisor

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Kenneth J. Frenchak Jr  
Supervisor

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Phillip B. Wulff  
Supervisor