

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  
July 1, 2020  
6:30 p.m.

**CALL TO ORDER:**

Chairman Ronald Flatt called the Weaver Homes Rezoning Hearing, of the Center Township Board of Supervisors, to order at 6:30 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; Supervisor Robert Sloan; Recording Secretary Cheryl Eckstein; and Township Secretary/Treasurer Anthony Amendolea. Edward Latuska and Alan Smallwood were absent.

**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 Thursday, May 28, 2020. The property was posted on Thursday, May 28, 2020. The notice of the public hearing was published in the Butler Eagle editions of Sunday, June 14, 2020 and Sunday, June 21, 2020.

**APPLICANT COMMENTS:** Ms Brenda Sebring, representative for Weaver Homes, presented. Weaver Homes has an option to purchase forty (40) acres (m/l) from Mr. George Aubrey and Robert Stirling. They are still interested in developing the property even with the delay due to Coronavirus (Covid 19). They propose to construct one hundred (100) quad units at a density of two and three tenths (2.3) units per acre. If rezoning is granted, Weaver Homes will proceed with the Land Development. Ms. Sebring presented the following exhibits:

- 1) Exhibit 1 – Concept map,
- 2) Exhibit 2 – Letter from Sebring and Associates dated February 12, 2020,
- 3) Exhibit 3 – Zoning application dated December 3, 2019,
- 4) Exhibit 4 – Comprehensive Plan,
- 5) Exhibit 5 – Summary of Projected Development,
- 6) Exhibit 6 – Butler Area Sewer Authority letter dated November 26, 2019,
- 7) Exhibit 7 – Trip Generation Comparison dated December 10, 2019,
- 8) Exhibit 8 – Sight distance dated January 7, 2020, and
- 9) Exhibit 9 – Butler County Planning Commission letter dated January 8, 2020.

**BOARD COMMENTS:**

- A. Flatt asked if Weaver Homes purchased Aubrey's property to the Township line. If applicant does not receive rezoning approval, they would not proceed. Flatt reminded individual Board members weigh the information as presented along with other factors plus property owners' comments. The Board must make their individual decision.

**PUBLIC COMMENTS:**

- A. Mr. Charles Pedley, 438 North Duffy Road: Mr. Pedley questioned if the purchased *of the property (corrected 08/12/2020)* was contingent on the rezoning. He asked if the Board did not approve the rezoning would Weaver Homes terminate the contract with Mr. George Aubrey. Mr. Pedley is concerned with stormwater from the site. He stated it takes five (5) to eight (8) minutes to cross North Duffy Road to get to his mailbox. Traffic studies should not be based on a retirement community. Property is not deed restrictive. He is against the rezoning request.
- B. Mr. Richard Hein, 111 Peters Lane: Mr. Hein questioned if Weaver Homes terminates the contract, does the property revert to R-1A, "Low Density Residential District". Since he was contacted by Mr. Aubrey, he questioned if Mr. Aubrey was involved. He stated two (2) Board members were absent. He asked how would they be informed of the results of the hearing. He is against the rezoning request.

- C. Mr. Robert Dasch, 311 East Brewster Road: Mr. Dasch stated the Township needs to keep retirees and senior citizens in Center Township. He said the tax revenue should remain in Center Township. Mr. Dasch is in favor of the rezoning request.
- D. 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. Traffic situation was created by the malls in Butler Township and Center Township. He agrees with keeping the tax base in Center Township. He is non-decisive with the rezoning request.
- E. Mr. Barry Moore, 476 North Duffy Road: Mr. Moore had no comment but is against the rezoning request.
- F. Mr. John Giles, 101 Timothy Lane: Mr. Giles stated the property as R-1A, "Low Density Residential", permit three quarters (3/4) acre for development. As R-2, "Multi-Family Residential District", permits one half (1/2) acre. In his opinion, R-1, "Single Family Residential District", would be beneficial to the neighbors. There is no upside to Center Township residents. He would litigate the decision. He is against the rezoning request.
- G. Mr. Bill Fragale, 100 East Brewster Road: Mr. Fragale asked the projected cost. The development will be a betterment to the Township. He is for the rezoning request.
- H. Mr. Steve Sherman, 450 North Duffy Road: Mr. Sherman stated his property abuts the proposed rezone property. He questioned where the road would intersect with North Duffy Road. Mr. Sherman questioned type of buffer. The Board needs a reason to rezone the property to R-2, "Multi-Family Residential District". Property does not need to be rezoned. There are other properties available in Center Township that could be rezoned. He is against the rezoning request.
- I. Ms. Sue Dickson, 486 North Duffy Road: Ms. Dickson stated next builder could construct single family dwellings or townhouses. She is against the rezoning request.
- J. Mr. Paul Lawson, 465 North Duffy Road: Mr. Lawson stated Mercer Road and North Duffy Road need repairs. He is non-decisive with the rezoning request.
- K. Mr. Brian and Ms. Kellie Doucet, 103 Timothy Lane: (via email dated July 1, 2020) We would like to be on record opposing the rezoning to R-2. Our concerns include:
- 1) Increased traffic on North Duffy and Mercer Roads. At times it can be difficult to make the left turn from North Duffy to Mercer with current traffic conditions. We also frequently have people using the private road Timothy Lane as a turn around. We expect that the increased traffic from rezoning would compound these problems.
  - 2) Increasing the burden on emergency services and road care.
  - 3) Lastly, the rural atmosphere with close proximity to shopping and entertainment was a large part of my wife and I's decision to settle and start a family in Center Township. We fear that the rezoning puts the rural aspect at risk.

**ADJOURNMENT:**

*Sloan made a motion to adjourn at 7:43 p.m. Flatt seconded. Motion carried.*

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Ronald E. Flatt  
Chairman

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Phillip B. Wulff  
Vice Chairman

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*Absent*  
Edward G. Latuska  
Supervisor

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Robert M. Sloan  
Supervisor

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*Absent*  
Alan H. Smallwood  
Supervisor