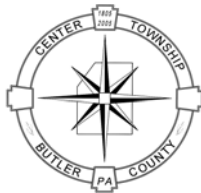


Board of Supervisors:
Ronald Flatt, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Robert Sloan, Supervisor
Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Zoning Officer

Center Township Board of Supervisors
 "C-1" Retail and Service Commercial District Amendment Hearing
 August 9, 2021
 6:00 p.m.

CALL TO ORDER:

Chairman Ronald Flatt called the "C-1" Retail and Service Commercial District Amendment Hearing, of the Center Township Board of Supervisors, to order at 6:04 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 Alan Smallwood; Recording Secretary Lisa Hyatt and Township Secretary/Treasurer Anthony Amendolea. Supervisor Robert Sloan arrived at 6:19 p.m.

PURPOSE: The purpose of this public hearing is to obtain public comment and testimony on an ordinance entitled "AN ORDINANCE OF THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA ZONING ORDINANCE BY (1) REVISE SECTION 20-905, "LOT AREA, YARD AND HEIGHT REQUIREMENTS" FOR PROPERTY IN THE "C-1" RETAIL AND SERVICE COMMERCIAL DISTRICT; AND (2) REVISE SECTION 20-2101, "REQUIREMENTS FOR PARKING" PARAGRAPH D."

The Planning Commission recommended approval at their meeting held on Wednesday, June 23, 2021. The Butler County Planning Commission had no comment per review letter dated July 7, 2021. The notice of the public hearing was published in the Butler Eagle editions on Sunday, July 25, 2021 and Wednesday, August 4, 2021.

APPLICANT COMMENTS: Attorney Matt Marshall, Dillon, McCandless, King, Coulter and Graham and Mr. Richard Craft, Olsen Craft Associates, presented. Mr. Marshall proposed amendment to "C-1" Retail and Service Commercial District without a map change. The amendment is critical and viable to the Clearview Mall and Township. It will encourage new investment in the mall and would allow subdivision of the anchor stores. The ordinance provides for reduced setbacks and parking changes. Mr. Marshall requests the Board of Supervisors adopt the ordinance.

PUBLIC COMMENTS: None

BOARD OF SUPERVISORS COMMENTS:

- A. Smallwood questioned the changes of parking spaces.
- B. Flatt stated there is no visible change to Clearview Mall.
- C. Latuska stated malls across the United States are suffering. Does this measure vitalize malls?

D. Wulff questioned the front setbacks.

ADJOURNMENT:

Latuska made a motion to adjourn at 6:20 p.m. Sloan 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