

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  
Aubrey Rezoning Hearing  
October 12, 2021  
6:00 p.m.

**CALL TO ORDER:**

Chairman Ronald Flatt called the Aubrey 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; 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); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EA (1.88 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EB (2.16 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EC (4.02 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13ED (4.5 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EE (2.14 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EF (1.54 AC m/l).

Notices to Butler County Planning Commission and property owners within three hundred (300) feet were sent on Thursday, September 9, 2021. The notice of the public hearing was published in

the Butler Eagle editions of Sunday, September 26, 2021 and Sunday, October 3, 2021. Property was posted on Thursday, September 9, 2021

**APPLICANT COMMENTS:** Mr. George Aubrey presented. 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. Mr. Aubrey wants to provide maintenance free units.

**PUBLIC COMMENTS:**

- A. Mr. John Giles, 101 Timothy Lane: Mr. Giles stated a study was completed ten (10) years ago. He asked if a more recent study has been done. He stated original plan does not have quads. Mr. Giles had concern about traffic.
- B. Mr. Charles Pedley, 438 North Duffy Road: Mr. Pedley questioned the previous rezoning to “R-2” Multi-Family Residential District. Sullivan Run is a problem in Butler City. He questioned how the sewer system would handle the additional flow.
- C. Mr. Robert Brandon, 499 North Duffy Road: Mr. Brandon asked where the Township line was.
- D. Mr. Richard Hein, 111 Peters Lane: Mr. Hein asked why the previous request was denied. He stated there are problems with Sullivan Run. Mr. Hein questioned if other than quads be built.
- E. Ms. Patricia Moore, 476 North Duffy Road: Ms. Moore asked who the contractor is. She is against the rezoning.
- F. Mr. Steven Sherman, 450 North Duffy Road: Mr. Sherman stated the demographics should attract younger individuals for a tax base. He stated that rezoning could affect green space.
- G. Mr. Alan Whitmire, 411 North Duffy Road: Mr. Whitmire asked if a plan would be presented to the Township after the request is approved. He questioned if the sewer lines were adequate.

**BOARD COMMENTS:**

- A. Flatt stated if the property is rezoned to “R-2” Multi-Family Residential District, any permitted use is authorized. Plan would be required to be consistent with existing ordinances. Utilities are not considered for rezone. ~~Assertions~~ *Assertions (corrected 11/10/2021)* of the applicant have been met by the community.

APPROVED 11/10/2021  
as corrected

**ADJOURNMENT:**

*Sloan made a motion to adjourn at 6:30 p.m. Wulff 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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Edward G. Latuska  
Supervisor

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Robert M. Sloan  
Supervisor

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Alan H. Smallwood  
Supervisor