

## 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 Craft Associates, Engineer*  
*Patrick Gauselmann, Zoning Officer*

**Center Township Board of Supervisors**

Aubrey Rezoning Hearing  
 November 6, 2017  
 5:30 p.m.

**CALL TO ORDER:**

Chairman Edward Latuska called the Aubrey Rezoning Hearing, of the Center Township Board of Supervisors, to order at 6:35 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, and Philip Wulff; Recording Secretary Cheryl Eckstein and Township Secretary/Treasurer Anthony Amendolea. Kenneth Frenchak was absent

**PURPOSE:** The purpose of this public hearing is to inform and obtain public comment and/or testimony on George Aubrey First Family Limited Partnership'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 acres m/l)
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EA (1.88 acres m/l)
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EB (2.16 acres m/l)
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EC (4.02 acre m/l)

The notice of the public hearing was published in the Butler Eagle editions of Sunday, October 22, 2017 and Sunday, October 29, 2017.

**APPLICANT COMMENTS:** Mr. George Aubrey presented. He provided a brief history of how the property was acquired and zoned. He purchased the parcels from Mr. Robert Stirling and requests the property to be rezoned to maintain consistency. He plans on building patio homes, duplexes and quads.

**PUBLIC COMMENTS:**

1. Mr. Steve Sherman, 450 North Duffy Road: Mr. Sherman stated that since he moved to Center Township the Veterans Administration clinic and subsidized housing has been built. Brennan Builders are proposing Duffy Highlands. His wife is unable to cross the road to get

the mail. His concern is the quality of life and increased traffic.

- 2. Mr. Charles Pedley, 438 North Duffy Road: Mr. Pedley questioned why the property was being rezoned to R-2, Multi-Family Residential District when properties on either side are zoned R-1A, Low Density Residential. He questioned why he was not notified for the last rezoning.

**BOARD COMMENTS:**

- 1. Latuska stated property owners are free to request rezoning of their property.
- 2. Flatt stated Center Township does not initiate rezoning

**ADJOURNMENT:**

*Latuska made a motion to adjourn at 6:14 p.m. Flatt 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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*Absent*  
Kenneth J. Frenchak Jr  
Supervisor

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Phillip B. Wulff  
Supervisor