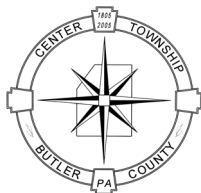Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor

Michael Gallagher, Solicitor
Olsen & Associates, Engineer
Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official

Board of Supervisors
Public Hearing - Ordinance Amendments
November 8, 2010
6.00 p.m.

CALL TO ORDER: Chairman Thomas Schiebel called the Public Hearing of the Center Township Board of Supervisors to order at 6:00 p.m. The meeting was held at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL: Present were Chairman Schiebel; Vice Chairman Andrew Erie; Supervisors Ronald Flatt, Kenneth Frenchak, and Edward Latuska; and Township Secretary/Treasurer Anthony Amendolea. Cheryl Morris, Recording Secretary, was present.

PURPOSE: The purpose of this public hearing was to obtain public comment and testimony on Ordinance Nos. 2010-11-02, 2010-11-03, and 2010-11-04. These proposed amendments will amend the Center Township Codified Ordinances Chapter 14, Subdivision and Land Development, and Chapter 20, Zoning. The ordinances were submitted to the Butler County Planning Commission on October 6, 2010, by fax and regular mail, for their review. The notice of the public hearing was published in the Butler Eagle editions of October 24 and 31, 2010.

A summary of the proposed amendments are:

Chapter 14 – Subdivision and Land Development

- §14-202.   Definitions

  Add new definitions for "Manufactured Housing", "Net Acreage", "Net Density", and "Recreational Vehicle Park".

- §14-1101.   Mobile Home Parks

  Revise Subsection A., Mobile Home Lots

  Delete Subsection A.10., Accessory Structures, in its entirety

  Revise Subsection A.11., Decks, Ramps, and Porches

  Delete Subsection A.12., Attached Rooms and Additions, in its entirety

Chapter 20 - Zoning

- §20-202.   Definitions

  Add new definition for "Changeable Copy Sign, Electronic"; "Dynamic Display"; "Mobile Home"; "Mobile Home Lot"; "Mobile Home Park"; "Net Acreage"; "Net Density"; "Recreational Vehicle Park"; "Sign, Video Display"; and "Snipe Sign". In addition, revises definition for "Manufactured Housing".

  Revises Section 20-1408, Conditional Use Standards and Criteria, Subsection A.26, Manufactured Home Park:

- Revise Section 20-1605, Regulations, Subsection C, as follows:

§20-1605.C.   Signs in the C-1, C-2 Commercial Districts, M-1, M-2 Industrial Districts, and Gateway Sign Overlay District

§20-1605.C.1.   Permitted Kinds of Signs

§20-1605.C.2.   Permitted Types of Signs

§20-1605.C.3.   Standards for Permitted Signs

§20-1605.C.3.a.   On-Premise Wall Signs

§20-1605.C.3.b.   On-Premise Ground Signs

§20-1605.C.3.c.   On-Premises Free-Standing Signs

§20-1605.C.3.d.   On-Premises Projecting Signs

§20-1605.C.3.e   On-Premises Temporary Construction Signs

§20-1605.C.3.f.   On-Premise Canopy Signs

§20-1605.C.3.g.   On-Premise Window Signs

§20-1605.C.3.h.   On-Premise Portable Signs

§20-1605.C.3.i.   Dynamic Displays

§20-1605.C.4.   Maximum Number and Placement of Signs

§20-1605.C.5.   Illumination

§20-1605.C.6   Exemptions

- Revises Section 20-1606,   Prohibited Signs

- Revises Section 20-1607, Permits, by adding a new Subsection C, Review and Approval Procedure

- Repeals all conflicting ordinances and sets forth an invalidity change

- Effective date of the Ordinances is five (5) days after enactment.

BOARD COMMENTS: None

PUBLIC COMMENT: None

ADJOURNMENT:

With no further comments, Schiebel called for a motion. ***Flatt motioned to adopt Ordinance Nos. 2010-11-02, 2010-11-03, and 2010-11-04. Erie seconded. Motion carried unanimously.***

A motion was made by Flatt to adjourn the Public Hearing at 6:04 p.m. Frenchak seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer

Thomas G. Schiebel
Chairman

Andrew Erie
Vice Chairman

Ronald E. Flatt
Supervisor

Kenneth J. Frenchak Jr
Supervisor

Edward G. Latuska
Supervisor