

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, BCO/Zoning Officer  
Randall Brown, Zoning Officer

Center Township Board of Supervisors  
Chapter 14 & 20 Revisions  
July 10, 2023  
6:00 p.m.

**CALL TO ORDER:**

Chairman Robert Sloan called the Chapter 14 and 20 Revision Public 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 Sloan, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, Donald Pringle and Alan Smallwood, via telephone; Recording Secretary Cheryl Eckstein; Administrative Assistant Kayla Amendolea and Township Secretary/Treasurer Anthony Amendolea.

**PURPOSE:** The purpose of this public hearing is to obtain public comment and testimony on an ordinance entitled "AN ORDINANCE AMENDING CHAPTER 14, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED FROM TIME TO TIME, BY AMENDING ARTICLE VI, PUBLIC IMPROVEMENTS AND DESIGN STANDARDS, SECTION 14-602, LOTS AND ARTICLE XI, MOBILE HOME PARKS, SECTION 14-1101, MOBILE HOME PARKS AND CHAPTER 20, ZONING, AS AMENDED FROM TIME TO TIME, BY AMENDING ARTICLE II, DEFINITIONS, SECTION 20-202, SPECIFIC DEFINITIONS; ARTICLE V, "R-1A" LOW DENSITY RESIDENTIAL DISTRICT, SECTION 20-501, PURPOSE; SECTION 20-504, CONDITIONAL USES; ARTICLE VI, "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT, SECTION 20-604, CONDITIONAL USES; ARTICLE XIII, OVERLAY DISTRICTS, SECTION 20-1306B, LOCATION OF DISTRICT BOUNDARIES AND ARTICLE XV, CONDITIONAL USES, SECTION 20-1508, CONDITIONAL USE STANDARDS AND CRITERIA AND ARTICLE XIX, ADMINISTRATION, SECTION 20-1902, ZONING/BUILDING PERMIT."

The Planning Commission recommended approval at their meeting held on Wednesday, May 24, 2023. The proposed changes were forwarded to the Butler County Planning Commission on May 25, 2023. The notice of the public hearing was published in the Butler Eagle editions on Sunday, June 25, 2023 and Sunday, July 2, 2023.

**BOARD COMMENTS:**

- A. Wulff: In Section 5 under Point N shipping containers in R-1, does this allow a shipping container to be considered a shed. Chapter 20, Section 10, Part A states that if a property owner has any electrical work or a heating tank for example replaced, they would need a permit. Wulff states this should be removed since it is inside the resident's home.

B. Sloan: Shipping Containers are also mentioned in R-1A as well. Sloan states shipping containers would be okay in R-1A but not in R-1.

**PUBLIC COMMENTS:** None

**ADJOURNMENT:** None

*Sloan made a motion to adjourn at 6:18 p.m. Wulff seconded. Motion carried.*

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Kayla R. Amendolea  
Administrative Assistant

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Robert M. Sloan  
Chairman

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Phillip B. Wulff  
Vice Chairman

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Edward G. Latuska  
Supervisor

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Donald E. Pringle  
Supervisor

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Alan H. Smallwood  
Supervisor