

West Deer Township  
Board of Supervisors  
August 29, 2012  
Public Hearing  
7:30 p.m.

The West Deer Township Board of Supervisors held a Public Hearing on the proposed new West Deer Township Zoning Ordinance and Map at the West Deer Township Municipal Building. Members present: Shirley Hollibaugh, Chairwoman; Tracy A. Adamik, Richard W. DiSanti, Jr., Jeffrey D. Fleming, Rick W. Florentine, Lawrence K. McManus, and Gerry Vaerewyck. Also present were: Daniel J. Mator, Jr., Township Manager; and Douglas I. Happel, Township Solicitor.

Also present, Gary L. Bogan, Code Enforcement Officer; Mark Schmidt, Chairman of the West Deer Township Planning Commission; and John Butala, Vice Chairman of the West Deer Township Planning Commission.

Chairwoman Hollibaugh opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator -- Quorum present.

**SWEAR-IN:**

The Court Stenographer was present and swore-in all individuals who planned on speaking at the hearing.

**ZONING ORDINANCE #394**

A new ordinance was created that modified and updated definitions and uses in the Township Zoning Code. This included Oil and Gas provisions.

The Zoning Map has been updated to keep the rural nature of the Township and to create commercial and industrial areas to encourage future development.

This ordinance was advertised and public hearings were held in accordance with applicable laws.

At this time, the Board opened the meeting to discuss the new ordinance and accept any public comments.

Mr. Gary L. Bogan, Code Enforcement Officer, summarized the new Zoning Ordinance and Map which increases the Commercial District on Saxonburg Boulevard from Bakerstown Culmerville Road to the Indiana Township line. The northern tier increases the rural nature of the area and increases the lot sizes. The 910 corridor saw the expansion of the Special Use District. The Ordinance itself increases the permitted uses in all districts and increased definitions. The new ordinance also addresses the Marcellus Shell issue.

Mr. Mark Schmidt, Planning Commission, also commented on the update of the new ordinance.

The Zoning Ordinance and Map will also be available to view at the Township.

**PUBLIC COMMENTS:**

The following residents were present and made comments and/or questioned the Proposed Zoning Ordinance/Map:

- Nelson Crooks, 1240 Nicklaus Way
- Bonnie Blackstone, 3822 Cedar Ridge Road

- Franklin Blackstone, on behalf of his neighbor, Jan Hepler, 3824 Cedar Ridge Road
- Barb Haybarger, 1822 Saxonburg Boulevard
- James Afanesko, representing mother, Alice Afanesko, 2033 Saxonburg Boulevard
- Frank Huffman, Sr., 2211 Saxonburg Boulevard
- Robert Edmonds, 1201 Middle Road Extension
- Kevin Galbraith, 108 Oakwood Circle
- Tom Mischen, Dillner Lane
- Gerry Schwickrath, 61 Monier Road
- Bronco Brnardic, 164 East Union Road
- John Lambert, Middle Road Extension
- Jason Thimons, Monier Road
- Marjie Brunner, 1883 Saxonburg Boulevard
- Brian Krstonich, 1856 Saxonburg Boulevard
- Natalie Ferrante, 1426 Sandstone Drive

Some discussion was held on the Oil and Gas provisions of the Ordinance.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Florentine to adopt Ordinance No. 394 as presented. Motion carried unanimously 7-0.

**ADJOURNMENT:**

MOTION BY Supervisor Florentine and SECONDED BY Supervisor McManus to adjourn the meeting at 8:50 p.m. Motion carried unanimously 7-0. Meeting adjourned.

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Daniel J. Mator, Jr., Township Manager