

Slippery Rock Township Zoning Hearing Board

Minutes for: October 20, 2020 Hearing #2020-1

Tom Gaul called the meeting to order at 6:05 p.m. Seven members of the public were present.

Roll Call as follows: Tom Gaul – Present, Ken Luckock – Absent, G. Warren Smith – Present, Solicitor, Alan Shaddinger – Present, Assistant Zoning Officer, Mark Lazzari – Present.

G. Warren Smith made a motion to approve the 1/8/2020 ZHB Organization Meeting Minutes as submitted. Tom Gaul seconded and the motion carried unanimously.

Approval of the Supplemental Decision in the Matter of Graber Application for Variance from certain Floodplain Management Ordinance.

Tom Gaul made a motion to approve the Supplemental Decision in the Matter of Graber Application for Variance from certain Floodplain Management Ordinance. G. Warren Smith seconded and the motion carried unanimously.

Schedule Heilman (Hei-way) Special Exception for Map/Parcel# 280-4F70-20-0000 for a proposed Asphalt Mix Plant including scale house, plant, storage of raw materials and finished mix.

Tom Gaul made a motion to tentatively schedule the Special Exception public hearing for November 24, 2020 contingent on the availability of the Zoning Hearing Board personnel. G. Warren Smith seconded and the motion carried unanimously.

Tom Gaul turned the meeting over to solicitor, Alan Shaddinger.

Alan conveyed that the purpose of the hearing is to hear testimony on a request for a Variance for a sign setback by SRU Federal Credit Union in a Highway Commercial C-1 zoning district at 100 Arrowhead Drive, Slippery Rock.

Alan asked who from the public was representing this plan as the spokespersons; Lynne Griffith Schall and Tim Miller were the spokespersons with no one present objecting to this request. Alan asked if anyone wishes to speak during this meeting shall be sworn in by the stenographer. So done.

Alan introduced Mark Lazzari, Zoning officer and noted that the ZHB due to the absence of one member can continue the hearing unless there is an objection, at which time the public hearing could be re-scheduled. Being no objection the hearing proceeded.

Alan asked the SRU applicants and their spokespersons to explain what they are requesting in terms of the variance with respects to the signs; there locations and any materials they would like to submit. The applicant submitted drawings from the sign maker which included specifications, to be part of the record as Exhibit 1 plus a drawing depicting the three signs (Enter/Exit/Drive Thru Only) placements on the site, to be part of the record as Exhibit 2. Discussion ensued between the board, zoning officer, solicitor and the spokespersons. Tim Miller added that this 5 ft. variance request is to make the direction more visible to incoming traffic. Mark Lazzari added that the TWP Ordinance has a 35 feet set-back from the center of Arrowhead Drive and SRU is asking for the set-back to be 30 feet. Tim Miller added that this placement of the signs closer to the road would increase visibility and functionality for the instructions of where to enter/exit or drive-thru. Discussion continued. Alan and Tom Gaul asked if anyone had any questions, comments or objections – there were none from the public. Mark Lazzari suggested that a PA One Call be done prior to the sign placement if approved and SRU said that was to be done in preparation of a proposed sign placement.

Alan asked the SRU representatives if the board was to grant a five foot variance from the 10 foot set-back requirement would they be able to live with that decision – they answered yes.

Alan told the board they are free to discuss in an executive session. The board projected they did not need to discuss further and were ready to act.

Alan Shaddinger added that the following be part of the record:


- A. Date of application September 15, 2020.
- B. Date property was posted September 18, 2020.
- C. Date adjoining property owner/s were notified September 17, 2020.
- D. Dates public notice published 10/4/20 and 10/11/20

Tom Gaul made a motion to approve the SRU Federal Credit Union at 100 Arrowhead Drive five foot set-back variance for placement of Exit/Entrance/Drive-Thru signs along Arrowhead Drive. Warren Smith seconded and the motion carried unanimously.

Alan Shaddinger noted that he will have the final decision to the SR TWP office within a few days as this variance was granted.

Tom Gaul made a motion to adjourn at 6:23 p.m. Warren Smith seconded and the motion carried unanimously.

Vonnie Hogg 1/6/2021
Minutes submitted by Vonnie Hogg


Chairman – Tom Gaul
Tom Gaul will be signing on behalf of
Ken Luckock, Vice Chairman and
Warren Smith, Secretary of 2020, whom
are no longer available.