

# Slippery Rock Township Supervisors

## Public Hearing Minutes for: 6/8/20

Chairman Paul Dickey called the public hearing to order at 7:32 p.m. In attendance were Supervisors John Hines and Terry Doerr, Mark Lazarri, Assistant Zoning Officer/Planner, Mike Hnath, Solicitor, Tracy Frampton, SRPC Chairman, and fourteen members of the public.

The Board of Supervisors introduced themselves and introduced Solicitor, Mike Hnath. Solicitor Hnath explained the purpose of the public hearing and then conducted the hearing on behalf of the Board.

Heidi Hawk, Court Reporter, requested anyone wanting to give testimony at the public hearing to be sworn in at this time and to please state name and address for the record, when giving testimony.

Mike Hnath, clarified that the board may or may not consider the adoption of Ordinance #2020-1 at the regularly scheduled meeting to be held immediately following this public hearing.

The purpose of this public hearing is for the rezoning of the following parcels:

Property owner request to change the current zoning RC-1 (Rural Conservation) to I-1 (Light Industry) for property at the intersection of Stoughton and New Castle Roads, Slippery Rock, Butler County, Pennsylvania. Map & Parcel # 280-4F70-20 (14.52 acres) current owners Glenn (deceased) & Ruth Cooper

Township request to change the current zoning RC-1 (Rural Conservation) to I-1 (Light Industry) for property located at 656 New Castle Road, Slippery Rock, Butler County, Pennsylvania. Map & Parcel #s 280-4F70-12CA (13.92 acres) and 280-4F70-13A (4.92 acres) current owners PSC Metals Inc.

Presentation of exhibits:

Exhibit 1 – proof of publication in the Butler Eagle on May 22 and May 29, 2020

Exhibit 2 - application to rezone Map and Parcel # 280-4F70-20 – Cooper

Exhibit 3 - application to rezone Map and Parcel # 280-4F70-12CA and #280-4F70-13A – PSC Metals, LLC

Exhibit 4 – copy of posting of property completed on 5/7/20

Exhibit 5 – list of properties in area of Cooper

Exhibit 6 – list of properties in area of PSC Metals Inc.

Exhibit 7 – SR Twp Planning Commission recommendations

Exhibit 8 – BC Planning Commission notification

Exhibit 9 – BC Planning Commission recommendations 5/28/20

Exhibit 10 - BC Law Library – transmission of Ordinance and Exhibit A

Exhibit 11 - Brett Boye letter of concern

Exhibit 12 – Pictures of Route 108 and map of the Cooper and surrounding properties

The following members of the public voiced their thoughts and concerns: Dennis Allen, Paul Sabol, George Benton, Marcia Carnahan, and Brett Boye. Many of the concerns were about Slippery Rock Creek and the water springs in the area. The impact on the environment (i.e. pollution, noise, chemicals used, wildlife impact) and also the additional truck traffic. They also wanted to know what the benefits of this type of industry would be to the township.

Mark Lazarri, Assistant Zoning Officer, explained to the board and the public, that this is only a request for a zoning change from RC-1 to I-1 and that if HEI-WAY, LLC, purchases the land that they will be required to submit to the SRPC a land development plan for approval. This zoning change does not guarantee approval of the land development.

Paul Dickey addressed the public and stated that it was discovered that the PSC Metals, LLC, parcels are zoned RC-1 and the board thought that the I-1 zoning would be more suitable.

Presentation from Developer / Applicant / Representative

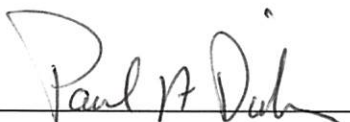
The board asked the proposed buyers what the difference between the size of a plant for cold mix and hot mix are. Scott Foreman, Hampton Technical Associates, Inc. addressed this question. Cold mix is not a large operation like the hot mix. It will be done in a 10'x45' building and will have a conveyor. There will be some storage of materials.


Presentation from anyone else who wishes to speak – none.

Open Comment(s) - none

Questions/comments to Board of Supervisors – none

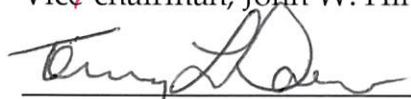
***Terry Doerr made a motion to adjourn the public hearing at 8:22 p.m. John Hines seconded and the motion carried unanimously.***

  
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Chairman, Paul A. Dickey

  
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Secretary

  
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Vice-chairman, John W. Hines

  
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Date approved

  
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Supervisor, Terry L. Doerr