

# Slippery Rock Township Supervisors

## Public Hearing Minutes for: 8/24/20

Chairman Paul Dickey called the public hearing to order at 2:30 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 twenty-two 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.

Chairman, Paul Dickey made a statement to the public reiterating that this public hearing is only for the property located at 470 Stoughton Road noting that the Cooper property at the intersections of Stoughton and New Castle Roads has already been rezoned from RC-1 to I-1 at a previous public hearing. He also stated that the board takes into consideration the property owner's request and the impact on the neighborhood.

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 #2020-2 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 parcel:

Property owner request to change the current zoning RC-1 (Rural Conservation) to I-1 (Light Industry) for property at the 470 Stoughton Road, Slippery Rock, Butler County, Pennsylvania. Map & Parcel # 280-4F70-14J (14 acres) current owner Brett Alexander Boye.

Presentation of exhibits:

- Exhibit 1 – proof of publication in the Butler Eagle on 8/7/20 and 8/14/20
- Exhibit 2 - application to rezone Map and Parcel # 280-4F70-14J
- Exhibit 3A – copy of posting of property completed on 7/22/20
- Exhibit 3B – pictures of property posting
- Exhibit 4 – list of properties in area of Boye property
- Exhibit 5 – SR Twp. Planning Commission recommendations 7/14/20
- Exhibit 6 – BC Planning Commission notification 7/16/20
- Exhibit 7 – BC Planning Commission recommendations 7/20/20
- Exhibit 8 - BC Law Library – transmission of Ordinance and Exhibit A
- Exhibit 9 through 19 – complaints
- Exhibit 20 – letter from Brett Boye, property owner

The following members of the public voiced their thoughts and concerns: George Benton, Earl and Vera Allen, Verna Allen, Jason Allen, Jamie Hammond, Dennis Allen, Fritz and Margie Richardson, Rebecca Barkey, Phyllis Cooper, Marcia and Don Carnahan, Alan and Elizabeth Emery, Harold McDowell, Christopher Coleman, and Tracy Frampton. Many of the concerns voiced were about Slippery Rock Creek and the water springs in the area. Also, the impact on the environment (i.e. pollution, noise, chemicals used, wildlife impact) and the additional truck traffic. The public was concerned with property values and 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. Meet any DEP and Butler County Conservation District permitting. This zoning change does not guarantee approval of the land development.

Presentation from Developer / Applicant / Representative

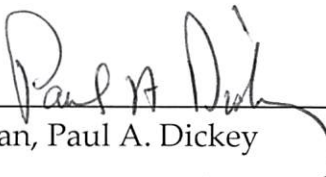
Scott Foreman, Hampton Technical Associates, Inc. addressed these questions and concerns. This property, if acquired, will be an added buffer to the Cooper property just purchased for the cold patch mix plant. The plant will be on the Cooper property, this property will be a buffer and possibly stockpile of stone.

Presentation from anyone else who wishes to speak – none.

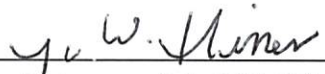
Open Comment(s) - none


Questions/comments to Board of Supervisors – none

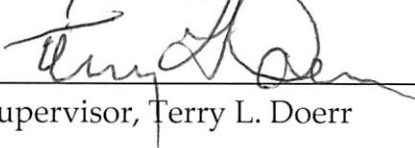
***Terry Doerr made a motion to adjourn the public hearing at 3:35 p.m. John Hines seconded and the motion carried unanimously.***

  
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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