

# Slippery Rock Township Public Hearing

## Amend Chapter 27, Zoning

### And

## The Official Zoning Map

### Minutes for: 8/28/17

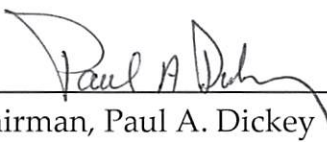
Chairman Paul Dickey called the public hearing to order at 2:01 p.m. In attendance were Supervisors John Hines and Terry Doerr along with Rick Grossman, assistant zoning officer, Wil White, solicitor, and one member of the public.

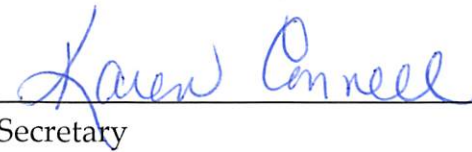
Paul Dickey turned the public hearing over to Wil White, solicitor:

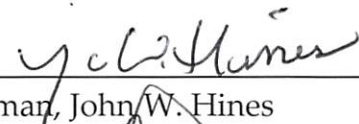
1. Advertisement in legal section of Butler Eagle on August 7 and 14, 2017(exhibits A & B),
2. Purpose of this public hearing is hear testimony concerning the revisions and updates to Chapter 27, Zoning Ordinance and adopt the amendments to the Official Zoning Map, for Slippery Rock Township, Butler County, Pennsylvania,
3. Exhibit C copy of proposed changes and updates to Chapter 27, Zoning Ordinance and the amendments to the Official Zoning Map,
4. Request names of person(s) who wish to speak for stenographer's record,
5. Stenographer swore-in those who wished to speak,
6. Presentation from Assistant Zoning Officer, Richard Grossman
  - a. Chapter 27, Zoning Ordinance has been reviewed and updated to protect the property owner but still allow for growth in the township.
  - b. Another change is the tables have been changed so that you only have to refer to one page for the permitted uses, conditional uses, special exceptions, the lot size, yard setbacks, height requirements, and maximum coverage, for each zoning district.
  - c. Parking standards were reviewed for commercial and retail uses.
  - d. Animal keeping and kennels were also addressed.
  - e. On the map several changes will be fixed and there are several parcels the zoning will be changed,
    - i. Paul Dickey had concerns about changing the zoning without notifying the property owner.
      1. A letter will be sent to the property owners affected.
  - f. The Planning Commission also looked at the sign regulations concerning LED lighting and the size of signs.
  - g. Parks were also reviewed private vs public.
  - h. Also, addressed was transient vs permanent residents and the renting of rooms to boarders or vacationers.
  - i. The need for more areas zoned for light industry/commercial development was addressed.
7. Presentation from anyone else who wishes to speak, please state your name and address for the record.
  - a. Janet McKnight, 200 McKnight Lane, addressed the board and suggested that Mini Storage Facilities be added to the U-1 district.

- i. Rick Grossman suggested that this can be added but, as a special exception.
- 8. Questions to Board of Supervisors
  - a. Janet McKnight, 200 McKnight Lane, asked the board about noise from student housing
    - i. Wil White and Rick Grossman told Mrs. McKnight that the township has a nuisance gathering ordinance and amplified sound ordinance that the township adopted in 2015.
- 9. Open Comments – none
- 10. Explanation of decision making process
  - a. Letters will be sent to the property owners affected by the zoning changes initiated by the township to the official map.
  - b. Wil White will advertise the adoption of the changes to Chapter 27, Zoning Ordinance and the Official Zoning Map will be at the September 25, 2017 regular meeting.

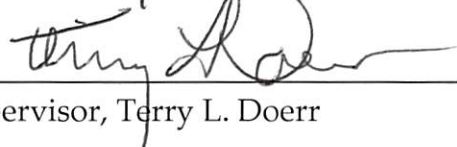
Solicitor Wil White concluded the public hearing at 3:00 p.m.

  
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Chairman, Paul A. Dickey

  
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Secretary

  
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Vice-chairman, John W. Hines

9/11/17  
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Date approved

  
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Supervisor, Terry L. Doerr