

# Slippery Rock Township Zoning Hearing Board

## Minutes for: 9/17/2019 Public Hearing #2019-1

G. Warren Smith called the meeting to order at 6:10 p.m. Seven members of the public were present.

**Roll Call as follows:** Members - G. Warren Smith – Present, Tom Gaul – Present, Ken Luckock – Present, ZHB Solicitor Alan Shaddinger – Present, Zoning Officer, Karen Connell – Present, Assistant Zoning Officer, Rick Grossman – Present plus Temporary Assistant Zoning Officer, Mark Lazzari – Present

### Minutes from 1/8/2019 Organization Meeting.

*Tom Gaul made a motion to approve the 1/8/19 Organization Meeting minutes as submitted. Ken Luckock seconded and the motion carried unanimously.*

### Opening Statement by Solicitor – Alan Shaddinger

**The purpose of the hearing is to hear testimony on a request for a Special Exception for:** John and Carol Kennedy for a special exception to repair and restore old vehicles, equipment, storage and sale of used truck beds in a V-1 Village zoning district at 857 Franklin Road, Slippery Rock PA. Alan also noted the following:

- Date of application 8/13/19
- Date property was posted 9/2/19.
- Date adjoining property owner/s were notified 8/14/19.
- Dates public notice published August 30, 2019 and September 9, 2019.

Alan asked if anyone attending had any objection to the location of this application – none

Alan Shaddinger, solicitor asked that all persons wishing to testify to be sworn in by the stenographer, Kelly Ferrari. So done.

Alan Shaddinger gave a list of items he would like to be labeled as exhibits as follows:

Exhibit A Legal Notice

Exhibit B Application

Exhibit C Property Map Ariel view

Exhibit D Property diagram of proposed building

Exhibit E Highway Occupancy (HOP)

Exhibit F Application for Minimum Use Driveway

Exhibit G Proposed Building Construction information

Alan asked the applicant John C Kennedy II to present his case for the use of this property at 857 Franklin Road, Slippery Rock, Pa. So done.

Alan and the board along with the zoning officers discussed with, John and Carol Kennedy in regards to their application as follows:

- Location of proposed building
- Stormwater drainage
- Type of operations
- Parking
- Outdoor storage of vehicle parts, vehicles, garbage storage, scrap storage etc.
- SR TWP performance standards
- SR TWP ordinance includes that no vehicles can be stored along the front building line, unlicensed vehicles allowance, Ordinance - Chapter 13
- Noted that the recommendations from Rick Grossman and Slippery Rock Planning Commission do come from the SR TWP Zoning Ordinance they are not independent opinions but do come directly from the Zoning Ordinance.
- Proposed drive-way area
- Neighboring property support
- Applicants desire to keep this area in a neat and orderly fashion.
- Property fencing vs. planting screening

- Signage
- Lighting
- Compressors – enclosed or muffle sound
- Hours of operation
- Type of traffic in and out of the facility - possibly 2 – 10 vehicles approx.
- Submission of Land Development

Alan made the following part of the record as exhibits:

Exhibit H Butler County Economic Development and Planning comments

Exhibit I Slippery Rock Planning Commission recommendations

Exhibit J Rick Grossman comments

Exhibit K Mark Lazzari comment

Exhibit L Letter of professional reference from Cardillo Design Associates/Architect

Alan asked if anyone in the audience or members of the board have any additional questions – none

The board went into executive session at 6:45 p.m. until 7:02 p.m. to discuss this issue.

Alan re-opened the meeting due to a few questions raised that may need to be resolved.

The questions continued including the following:

- Number of employees – none at this time.
- Hours of operations
- Signage – PennDOT plus SR TWP regulations, which would be addressed during the land development process.
- Fencing of active operation area vs. property lines fencing.
- Accessory structures.
- Number of vehicles for sale at one time.
- Approval travels with property.

*Tom Gaul made a motion to authorize solicitor, Alan Shaddinger to submit a draft document of the discussed conditions and forward to the Zoning Hearing Board members for approval and then forward to the applicant, John and Carol Kennedy for a special exception for property located at 857 Franklin Road, Slippery Rock, PA 16057. Ken Luckock seconded and the motion carried unanimously.*

*Ken Luckock made a motion to adjourn at 7:28 p.m. Tom Gaul seconded and the motion carried unanimously.*

Vonnie Hogg  
Minutes submitted by Vonnie Hogg

10/29/19  
Date

G. Warren Smith  
Chairman – G. Warren Smith

Tom Gaul  
Vice Chairman – Tom Gaul

Ken Luckock  
Secretary – Ken Luckock