

Slippery Rock Township Zoning Hearing Board
Minutes for: 5/20/2021 – Public Hearing # 2021-3 Special Exception for Billboard

Tom Gaul called the meeting to order at 6:00 p.m. One member of the public was present on-site plus the stenographer and one member of the public attended via Zoom. Zoning Officer, Mark Lazzari attended via Zoom.

Roll Call as follows for the persons attending on-site in person: Thomas Gaul, Chairman – Present, Jim Anderson, Vice Chairman – Present, Craig Caldwell, Secretary– Present, alternate, Larry Arblaster, Jr – Not Present. Solicitor, Alan Shaddinger – Present. Mark Lazzari, Zoning officer – present via zoom.

Tom Gaul noted the ZHB Minutes of the Public Hearing #2021-2 Special Exception for a Mini Storage were signed and approved March 2, 2021.

Jim Anderson made a motion confirming that the minutes of Public Hearing #2021-2 were approved and signed by the board on March 2, 2021. Craig Caldwell seconded and the motion carried unanimously.

Tom Gaul announced that the Supervisors scheduled a public hearing for amendments to Ordinances - Chapter 27 and Chapter 13 at 2:45 pm on 5/24/2021 and the board is invited to attend.

Opening Statement by Solicitor

Tom Gaul turned the meeting over to solicitor, Alan Shaddinger. – Alan announced that the purpose of the hearing is to hear testimony on a request for a Special Exception from owner Slippery Rock Real Estate Development LP for a Billboard in an C-1 Highway Commercial zoning district which is allowed in that district under Special Exception at Map/Parcel # 280-4F09-17G-0000 (10.6 Acres) located along Grove City Road (SR173) and Woodbridge Drive (TR 902) Slippery Rock, PA. Alan asked James Stout attending if he was representing the owner of the property - he is attending being the purchaser and is under contract with the owner of this property and will be closing within the next few weeks. Alan continued noting the application was made on April, 9, 2021 and advertised in accordance with the requirements.

Alan asked if all persons that wish to give testimony in the matter which only includes Mr. James Stout be sworn in. So done.

Alan asked James Stout to present his case followed by questions from the board.

James presented the board with a proposed preliminary site plan of the area layout. He continued with his presentation which included the following:

- Proposed 600 sq. ft. approx. size billboard could be multi-use but will adhere to TWP and Penn Dot specifications, using it to advertise storage units plus also renting space. Alan and Mark concurred that it would require a separate variance for a multiple face billboard in that area but will wait to the end of the meeting to see if the ZHB has any additional conditions.
- Alan Shaddinger referenced information from Zoning Ordinance, Section 308.29-Billboards.
- Mark Lazzari commented on the set-backs in regards to the odd shape of the lot in regards to front yard or side yard areas.
- The board asked if the billboard will set parallel or perpendicular to the road – James was not sure at this time.
- Discussion ensued in regards to billboards placement in regards to residence and location signage of accessory to a business.
- Alan and Mark referenced the Zoning Performance Standards for signs especially illumination plus Penn DOT regulations.
- James has no initial construction billboard type to date.
- Billboard would be approved via Uniform Construction Code (UCC)

Alan brought to light that the applicant has indicated about the gravel and parking areas for this plan. Alan and Mark suggested that this issue and the multiple face issue can be addressed at the same public hearing unless the Supervisors have an objection. The applicant will have to file an application accordingly.

Alan asked if any objectors for this hearing– none.

Mark Lazzari talked with Penn DOT and verified that there are no billboards on that section of Route 173 within the TWP. Mark also commented and to be aware of the 250 ft. set-backs required per the Ordinance.

The agenda included the following dates:

- A. Date of application 4/9/2021
- B. Date property was posted. 5/7/2021
- C. Date adjoining property owner/s were notified. 4/16/2021
- D. Dates public notice published 5/6/2021 & 5/13/2021

Alan asked the board how they wish to proceed. Tom Gaul asked to go into an executive session at approx. 6:31 pm
Alan asked if there were any objection – none. Returned from Executive session at 6:53 pm.


Alan Shaddinger announced that the board has elected to continue this hearing until the scheduling of the next public hearing, can be set. This hearing will be with this same applicant and in regards to the same billboard and only makes sense to continue. The board has also asked that the applicant to provide additional information in regards to the billboard e.g. - design, size, placement and set-backs for the next scheduled public hearing.

Alan noted that the Township will be scheduling for the new public hearing. The applicant had no objection.

Jim Anderson made a motion to adjourn at 6:55 p.m. Craig Caldwell seconded and the motion carried unanimously.

Vonnie Hogg 7/8/2021
Minutes submitted by Vonnie Hogg Date


Chairman – Tom Gaul


Vice Chairman – Jim Anderson


Member – Craig Caldwell