

Slippery Rock Township Zoning Hearing Board

Minutes for: Continued Public Hearing - 7/15/2021

(Continuation of Public Hearing #2021-3 Special Exception for Billboard and Public Hearing #2021-4 Variance for Interior Drive Aisles and 2-sided vs 1-sided Billboard).

Solicitor, Alan Shaddinger reconvened this hearing and called to order at 9:00 a.m. The ZHB members, Tom Gaul, Jim Anderson and Craig Caldwell were present. The applicant and one public member attended via zoom along with Zoning Officer, Mark Lazzari and Engineer, David Neill. No members of the public were present on-site.

Tom Gaul noted that the ZHB held a workshop this morning at 8:00 am until 8:45am.

Alan noted that the stenographer was not present but this hearing is being recorded and can be made available if requested. Alan asked if there was any objection. The applicant responded that he had no objection.

Alan noted that the ZHB members had some questions about the paving requirements in the zoning ordinance and questions about if that represented a greater policy of the TWP as a whole. The TWP engineer, David Neill is present via zoom and is prepared to address this issue with the board.

The board elected to turn the meeting over to engineer, David Neill. David started with his introduction and his being aware of the TWP requirements. In 2016 the previous planning coordinator noted that the developments being presented needed to have paved or oiled access as noted in the zoning ordinance for the off-street parking loading and access areas. Started in that time frame the TWP had started requiring that completely, it began to be enforced prior to that date but largely enforced during that 2016-time frame. To his knowledge he knew of no one that had received a waiver for the paving requirement in general. In regards to the stormwater ordinance a gravel lot is to be treated as an impervious lot as well there is not much difference between a gravel lot and a paved lot, because the gravel lot ends up ultimately compacted pressing the ground becoming largely impervious. There is not much difference in the stormwater management when it comes to the difference in the gravel vs paving.

Questions from the solicitor and the board:

Do you assist the TWP Supervisors in review of development plans within the Township – David - yes

Is review of the paving a component of the review process under the land development – David - yes also referenced within the zoning ordinance.

Alan asked Mr. Stout if he had any questions of Mr. Neill – James did not.

Alan asked if the applicant, James Stout had any additional evidence to present to the board – he did not.

Alan listed the things for the board to consider:

- Request for a variance from the paved parking areas and be allowed to gravel these areas.

Tom Gaul made a motion to deny the variance on the paved parking lots based on the position of the TWP. Jim Anderson seconded and the motion carried unanimously.

- Special exception for a billboard uses in that zoning district plus a variance for a 2-sided billboard vs a 1-sided billboard on the property where the proposed mini storage will be located.

Tom Gaul made a motion to grant the special exception of the billboard within the C-1 Highway Commercial Zoning District and grant the variance allowing a 2-sided billboard based on the size presented as 6'x12'. Jim Anderson seconded and the motion carried unanimously.

Tom Gaul asked for a motion to approve the ZHB Minutes of the Public Hearing 7/8/2021.


Jim Anderson made a motion approving the Public Hearing held 7/8/2012 minutes as submitted. Craig Caldwell seconded and the motion carried unanimously.

Alan concluded that a written decision will be prepared, reviewed and signed by the ZHB which will include reasonable conditions that they think will need to imposed relative to that development under the zoning ordinance. Target to be submitted by early next week.

Tom Gaul made a motion to adjourn this public hearing on July 15, 2021 at 9:12 am. Jim Anderson seconded and the motion carried unanimously.

Vonnie Hogg 7/15/2021
Minutes submitted by Vonnie Hogg Date


Chairman – Tom Gaul


Vice Chairman – Jim Anderson


Member – Craig Caldwell