

Slippery Rock Township Zoning Hearing Board

Minutes for: 10/7/2021

Public Hearing # 2021-6 Special Exception from Raise the Woof, LLC.

Tom Gaul called the meeting to order at 9:06 a.m. Seven members of the public were present on-site plus the stenographer. Zoning Officer, Mark Lazzari attended via Zoom.

Roll Call: 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.

Approval of Minutes: Tom Gaul asked for an approval of the 9/2/2021 public hearing notes as submitted.

Jim Anderson made a motion to accept and approve the 9/2/2021 minutes as submitted. Craig Caldwell seconded and the motion carried unanimously.

Announcement: Tom Gaul announced that the 7/15/2021 public hearing minutes were approved and signed.

Tom Gaul announced that the Zoom Participation on all meetings and public hearings will be suspended and will return to in-person participation.

Tom Gaul announced since the last public hearing on 9/29/2021 a special exception for asphalt cold mix plant for applicant Heilman Pavement Specialties, had zoom technical difficulties and was postponed the board would like to reschedule this hearing.

Tom Gaul made a motion to reschedule the postponed public hearing of 9/29/2021 – special exception for Heilman Pavement Specialties, due to zoom technical difficulties and hold it on November 1, 2021 at 1:00 pm. Jim Anderson seconded and the motion carried unanimously.

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/Operator, Raise the WOOF, LLC, Emily Campbell for limited Commercial in an RC-1 Rural Conservation zoning district at 3451 Wm. Flynn Hwy, Slippery Rock, PA.

Emily Campbell, applicant announced that she has counsel, Amy Malloy, present representing her today.

Alan asked if all persons that wish to give testimony in the matter be sworn in - none wish to be heard. They are only attending the meeting and Alan conveyed that they will be given the opportunity to be heard.

Applicant Emily Campbell was sworn in.

Alan reviewed the application as submitted and turned the hearing over to the applicant's counsel, Amy Malloy. Amy Malloy submitted to the board the following exhibits: Standard agreement for the sale of real estate. Following are all part of public record: GIS information, Special Warranty Deed, Tax Claim Bureau Deed of owner HPD Flip 2020, LP plus aerial and street photos of the property. Alan asked if any objection to the submission of these documents – none, they were accepted as submitted.

Alan added that this hearing was advertised in the Butler Eagle and published on 9/23/2021 and 9/30/2021. The board has received comments from the Butler County Planning Commission and the Slippery Rock Planning Commission and there was no objection. These documents will become part of the record also.

Emily summarized and addressed the following: parking, screening of the lot line; natural barriers to the East and South of the property and fencing along Davis Lane, no compressors to be used, enclosed dumpster, 1800 sq. ft. building, signage will be kept similar to existing signage, hours of operation 8am – 7pm, dog grooming and training options along with possible one employee. No access from the Davis Lane only from William Flynn Highway. Questions from the board included: Retail portion of the application, dogs overnight, number of dogs visiting daily.

Mark Lazzari, Assistant Zoning Officer added comment which included existing parking spaces available in conjunction with the sq. footage of existing building, access points along Wm. Flynn Hwy., screening and fencing guidance referencing TWP zoning ordinance, section 308.5. State and Federal parking requirements including the ADA (handicap spaces), no glare to the neighbors from lighting, size of signage.

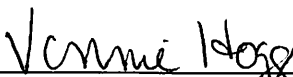
Two public members attending asked the following questions: 1. Will there be any overnight boarding? Emily response – none. 2. Will you be using the existing sand mound? Emily response - yes, but there will be a dumpster available for any dog waste.

Alan asked the board how they wish to proceed. Tom Gaul asked to go into an executive session at approx. 9:30 pm. Alan asked if there were any objection – none. Returned from Executive session at 9:39 pm.

Jim Anderson made a motion to approve the Special Exception for applicant, Raise the WOOF, LLC to operate canine grooming and training services with a light retail component directly correlated to the grooming and training services provided. Craig Caldwell seconded and the motion carried unanimously.

Additional discussion ensued: the applicant has a time frame to make a decision on this property and have tried to get an extension to no avail. Alan noted that the board will be meeting on Oct. 27, 2021 and at that time will have the written decision for a formal approval but in the meantime the board agreed to authorize me on behalf of the board to outline the motion granted in a letter to follow-up with the written decision formally on October 27, 2021. The applicant indicated that this would be acceptable.

Tom Gaul made a motion to adjourn at 9:49 a.m. Jim Anderson seconded and the motion carried unanimously.



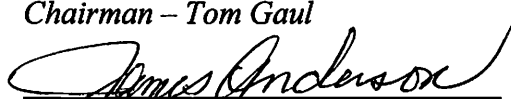
Minutes submitted by Vonnie Hogg

10/27/2021

Date



Chairman – Tom Gaul



Vice Chairman – Jim Anderson



Member – Craig Caldwell