

# Slippery Rock Township Supervisors

## Minutes for Public Hearing: 5/23/22

### Allegheny Mineral Corporation

### Conditional Use for Mineral Extraction

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 Mark Lazzari, zoning officer, Brian Farrington, conflict counsel, and twenty members of the public.

**Paul Dickey** announced that he and his family own two of the parcels in the proposed project and that he will be abstaining from any voting on this issue.

**Brian Farrington**, conflict counsel for Slippery Rock Township, conducted the public hearing for the board. This public hearing was advertised in the Butler Eagle on May 9 and May 16, 2022 and the properties were posted on April 28, 2022. The following properties will be affected:

- SAC Citrus Inc.
  - 684 New Castle Road, Slippery Rock, PA 16507
  - map & parcel # 280-4F70-13, 99.419 acres
- Cool Spring Farm, LLC
  - Conroy Lane, Slippery Rock, PA 16057
  - map & parcel # 280-4F70-12, 113.90 acres
- Cool Spring Farm, LLC
  - Conroy Lane, Slippery Rock, PA 16057
  - map & parcel # 280-4F70-12CB, 10.17 acres
- PSC Metals Inc.
  - 656 New Castle Road, Slippery Rock, PA 16507
  - map & parcel # 280-4F70-12CA, 13.92 acres

**The Court Stenographer** announced that anyone wanting to give testimony must be sworn in.

The Court Stenographer swore in the following:

- Tamara Miller – 144 Wolf Lane, Slippery Rock
- Marcia Carnahan – 677 New Castle Rd, Slippery Rock
- Scott Albert – 100 Buildings & Grounds Road, SRU, Slippery Rock
- Jim Seidle – EADS Group – Clarion
- Phyllis Cooper – 672 New Castle Rd, Slippery Rock
- Lori Kwasnick – Birdwatcher Store – 630 New Castle Rd, Slippery Rock
- Beverly Heasley – 724 New Castle Rd, Slippery Rock
- Kelly Gray - 162 Conroy Ln, Slippery Rock
- Homer Gray – 162 Conroy Ln, Slippery Rock

#### **Presentation from the developer:**

**Jim Seidel, The EADS Group**, represented Allegheny Mineral Corporation. Mr. Seidel presented a map outlining the proposed project. This project will be in Worth Township and Slippery Rock Township. The conditional use is for mineral extraction. DEP permitting will be required for stormwater, setbacks, and mineral extraction. PennDOT will be in charge of HOP (highway occupancy permit).

**Paul Dickey** asked when the project will begin and how long it will last. **Mr. Seidel** thought the permitting process will take approximately 12 months. The mining will be 15-20 years.

**Terry Doerr** asked about PSC Metals being recently sold. **Josh Bertonecelli** responded that yes PSC Metals was recently sold to SA Recycling.

**Brian Farrington** asked Terry Doerr to present the Planning Commission's concerns:

1. The main access off Route 108 (New Castle Road) into the mining area, the safest location would be opposite Stoughton Road.
2. Consider requiring some additional screening along State Route 108 for the benefit of neighboring residential properties.
3. Hours of operations.
4. How the stone would be conveyed to the plant – by truck (Triaxle) or via a new conveyor.

**Jim Seidle response:**

1. Entrance will be on the Southern side of old carwash
2. No comment given
3. Hours of operation are Monday through Friday, 6:00 a.m. until 4:00 p.m. these hours are determined by the market
4. Current plan is to truck off site

#### Open Comments

The public voiced several **concerns** and *responses* as follows:

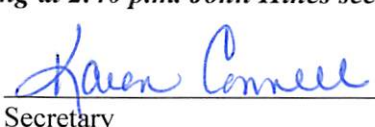
1. **Entrance of the project of Route 108** – *south side of old carwash side toward Interstate 79*
2. **Well water testing/loss or changes in water** – *DEP regulates all water issues.*
3. **What if water is lost or changes who pays for the new well/clarification system** – *DEP will determine if the mining project caused the issue. If the mining operation has changed the water then the mining company is responsible to restore the water*
4. **Why do you have to mine in a residential area with all of the dust, dirt and additional traffic** - *Mineral extraction is allowed by conditional use in these zoning districts.*
5. **Environmental impact – spring fed pond – Audubon Bird Sanctuary adjoins the proposed project property** - *Environmental issues are handled by PA DEP*
6. **Floodplains/wetlands concerns** - *These are all handled through the DEP permitting.*
7. **Will DEP have a public hearing on this application / project** - *Yes, DEP is required to hold a public hearing it will be advertised in the legal section of the Butler Eagle.*
8. **Can we contact DEP** - *Yes*
9. **Setback concerns** - *Please refer to section 308.23 Mineral Excavation in the Zoning Ordinance, Chapter 27.*
10. **Hours of operation** - *Monday through Friday 6:00 a.m. through 4:00 p.m. hours are determined by the current market.*

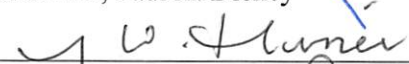
**Mark Lazzari, zoning officer,** addressed the public, this public hearing is just the first step in the process. The Township has not received any land development plans. Allegheny Mineral Corporation will have to obtain all permits through the DEP. Then the approved DEP permits will need to be submitted to the township. The Supervisors can apply additional conditions on this project. When the land development plans are submitted they will first be reviewed by the Planning Commission to make sure that they meet the zoning requirements. The Planning Commission will make sure all the additional conditions are met. Once the determination is made that the plans are complete and all conditions are met. The plans will then be forwarded to the Board of Supervisors for review and approval.

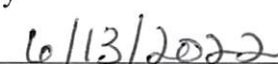
**Brian Farrington,** explained the decision-making process to the public.

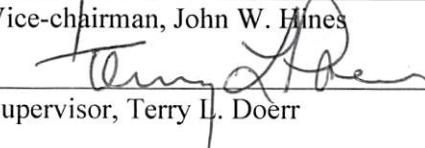
**Terry Doerr made a motion to adjourn the public hearing at 2:40 p.m. John Hines seconded and the motion carried unanimously.**

  
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Chairman, Paul A. Dickey

  
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Secretary

  
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Vice-chairman, John W. Hines

  
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Date approved

  
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Supervisor, Terry L. Doerr