

Slippery Rock Township Zoning Hearing Board
Minutes for: 4-12-2023 – Public Hearing #2023-2
Variances for David McDeavitt

Chairman, Tom Gaul called the meeting to order at 1:00 p.m. Zoning Hearing Board members Jim Anderson Craig Caldwell and Alternate, Stephen Shinsky were present along with solicitor, Alan Shaddinger plus Zoning officer, Mark Lazzari. One member of the public was present.

Jim Anderson made a motion to approve the ZHB public hearing minutes dated 2/15/2023. Craig Caldwell seconded and the motion carried unanimously.

Tom Gaul turned over the public hearing to solicitor, Alan Shaddinger.

Alan made an opening statement and summarized the purpose of the public hearing noting the applicant, David McDeavitt is requesting a Variance for Lot 3 of McDeavitt Subdivision completed in 2022 being map/parcel # 280-4F11-24DAA-0000 and zoned RC-1 Rural Conservation zoning district. Mr. McDeavitt want to use this lot for a storage garage.

Alan announced that there was no public present except the applicant, David McDeavitt, and asked that he be sworn in by the stenographer. So, done.

Alan made the following documentation part of the record:

- Application dated 3/2/2023.
- Two Legal notices advertised in the Butler Eagle.
- Butler County Planning Commission and Slippery Rock Planning Commission comments.
- Copy of the McDeavitt Subdivision plan as recorded on October 17, 2022

Alan turned the hearing over to the applicant, David McDeavitt who described his proposed storage usage and highlighted the following information:

- David's family were long time residences of the property that was subdivided for sale. The two lots with homes for sale and the retaining lot to be used for a storage of household items.
- Along the border of this lot 3 is an access road which leads to Allegheny's Mineral's quarry.
- Noted on the subdivision plan Lot 3 noted as a non-building area which would not allow any use of property that would require sewage facilities unless approved by DEP.
- Storage bldg. to be approximately 36 feet by 42 feet used to store a skid loader, an older vehicle plus miscellaneous equipment.

Alan continued with information in regards to the variance and accessory structures allowable within the TWP ordinance in conjunction with a principal structure.

The discussion ensued between the applicant, the board and Mark Lazzari. The board suggested some reasonable conditions as follows:

- The size of the storage building shall be as stated and not to be expanded.
- The storage building shall not be occupied with living quarters and no waste water generated.
- Any breach of the set conditions shall be a violation of the permit granted and violation of SR TWP Zoning Ordinance and applicable law.

Tom Gaul made a motion to approve the variance for David McDeavitt per the above noted ZHB conditions. Jim Anderson seconded and the motion carried unanimously.

Alan added that a written decision which will be reviewed and signed by the board.

Alan noted that another formal meeting would have to be scheduled with the board to review and sign the final written decision. Alan asked David if he was willing, since there was no public attending or opposition, to

waive this formal meeting and allow the board to adopt and sign the final decision. David McDeavitt agreed to waive any meeting requirement for the Board's adoption of the written decision.

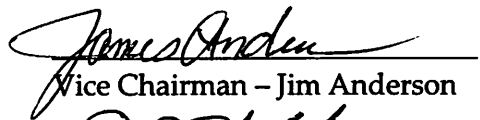
Jim Anderson made a motion to adjourn at 1:41 p.m. Craig Caldwell seconded and the motion carried unanimously.

Nonnie Hogg
Minutes submitted by Nonnie Hogg

4/13/23
Date



Chairman – Tom Gaul



Vice Chairman – Jim Anderson



Secretary – Craig Caldwell