

# Slippery Rock Township Planning Commission

## Regular Meeting Minutes: 5/8/23

Chairman, Tracy Frampton called the meeting to order at 6:34 p.m. In attendance were members, Jack Lawson, Terry Doerr, Bob Steele and Mary Purdy plus Mark Lazzari, planner/assistant zoning officer. Two public attended.

*Bob Steele made a motion to approve the minutes from the 4/10/2023 regular meeting. Mary Purdy seconded and the motion carried unanimously.*

### Open Comment(s):

Chairman, Tracy Frampton elected to move Mike and Pauline Grill from Construction Code Inspectors Inc. to Open Comments section since there was no other public present.

Mike and Pauline Grill from Construction Code Inspectors Inc., visited to explain the Opt-in to the Uniform Construction Code (UCC) and how it related to the township's current ordinances. Mike gave a thorough history of the activity – noting that Municipalities could at the opt-in period; elect to amend some of their existing ordinances. If done at a later time, the Municipalities can still submit an approved ordinance to the Dept. of Labor & Industry for approval to see if the ordinance meets or exceeds the minimum code; you cannot pass an ordinance with less stringent requirements than the UCC. Mike cited several examples of other Townships who have done this submission and the outcome of this activity.

Mark commented on some issues with the TWP's existing ordinance, which led into further discussion with the outcome to review and use better language in regards to the UCC.

The commission asked how does the TWP keep up with the new codes since the opt-in period; Mike noted that all their regulations will be listed on the Labor & Industry website; Mike will forward this link to the office. Mike also noted to review the Construction Code Inspectors website ([constructcodepa.com](http://constructcodepa.com)) for information also.

### Review of Plan(s): None

### Zoning Officer Report: Mark Lazzari

- **University Village** – amendment to a previous existing PRD, request for additional use application. The application was submitted but the solicitor wanted it to be administratively correct and requested that the application be corrected with additional information be included and returned to the TWP office for processing. Discussion ensued.
- **SRU Foundation Cozy Home Housing Development.** Mark reported that the township's solicitor felt that there is a potential conflict of interest since the same law firm represents the township and the foundation. Therefore, the TWP is to appoint an alternate solicitor to resolve this conflict for this project only.
- **McDeavitt Variance Hearing results.** The ZHB approved the variance with conditions.
- **Stamm Road property rezoning issue.** Mark reported on a discussion he had with resident/applicant in regards to a potential zoning map change along Route 8. The TWP resident

was approached from a property owner (from Brady TWP) who owns property adjacent to the rear of his property. This Brady TWP operation has long been in light industrial/commercial use and is currently used as a storage facility. The railroad divides their property so that they cannot access the rear of the property. The Brady TWP property owner would like to purchase the applicant's vacant property so they can have access to the rear of their property off of Stamm Road. The SR TWP applicant has questions about rezoning his property which is RC-1 to Economic Development Corridor (EDC) to better meet the proposed buyer needs. Mark has recommended for him to complete a rezoning of his property by submitting a rezoning application; the office sent him the application. To date nothing has been returned to the office. Discussion ensued and Tracy noted that there may be ample justification for this request to continue the Route 8 corridor in Light Industrial uses. The RR also provides a buffer between this parcel and any industrial expansion between all the homes and camps on the west side of Route 8. Mark noted that the Supervisors will refer this plan to the SRPC planning commission during the public hearings that will be associated with this type of application.

- **Mohawk Trail property divided by the road** – options for property in Slippery Rock Park. Property is 1 acre in size but divided by Mohawk Trail. A proposed buyer questioned if they live on one parcel, could they build a home across the road for their mother? Tracy stated that we would need to review the hardship case requirement that allow for parents to be located in a home along with the principal structure. A discussion ensued. Mark noted that they need to look into sewage as the first step since this may determine if it feasible to proceed. The entire property on both sides of Mohawk is 1-acre, so set-back requirements and sewage requirements may limit where a building a home to today's standards could be situated on that lot or half lot.

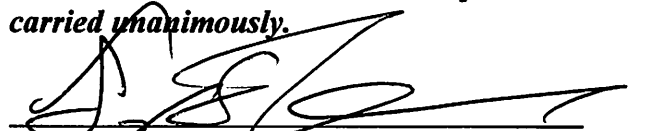
**New Business:**

**Mike Grill, Construction Code Inspectors, Inc** – Opt-in UCC and how it relates to current ordinances. This was discussed during the Open Comments section.

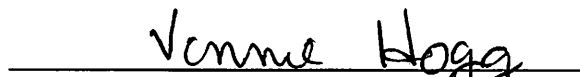
**Other Business: None**

**Correspondence: None**

*Jack Lawson made a motion to adjourn the meeting at 7:47 p.m. Mary Purdy seconded and the motion carried unanimously.*

  
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Planning Commission Chairman, Tracy Frampton

6/12/23  
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Date Approved

  
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Minutes Submitted by Vonnie Hogg