

Slippery Rock Township Supervisors

Monday, June 26, 2023 @ 2:00 p.m.

PUBLIC HEARING FOR AN AMENDMENT TO AN EXISTING PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT 1 VINEYARD CIRCLE, SLIPPERY ROCK, PA

Vice-Chairman, John Hines called the public hearing to order at 2:00 p.m. In attendance was Supervisor Terry Doerr, Mike Hnath, solicitor, Mark Lazzari, planner, attended via Zoom, and four members of the public.

John Hines made a motion to open the public hearing at 2:00 p.m. Terry Doerr seconded and the motion carried unanimously.

Mike Hnath, township solicitor, made the opening statement as follows: this public hearing is to hear testimony on a request from the property owner to amend an existing Planned Residential Development (PRD) for property at 1 Vineyard Circle, Slippery Rock, Butler County, Pennsylvania, current owner is University Village Group LLC, and the property management company is Kahuna Investments for map & parcel # 280-4F11-12S-0000. The original PRD was approved by the Supervisors in June 2006 then known as the Kiebler Properties, LLC for student housing, maintenance garage and parking. Student Transportation of America (STA) has entered into an agreement with University Village to park school buses and vehicles in the unused parking lot and to install a propane fueling station for the buses.

Attorney Hnath requested that anyone that wishes to speak, to please state your name and address for the record and to be sworn in by Court Stenographer at this time. So, done.

Presentation of Exhibits as follows:

1. Chapter 27 of the Slippery Rock Township Code of Ordinances Zoning, as amended
2. Application for Revised PRD dated May 22, 2023 with the following attachments:
 - a. Narrative providing overview of Application (1 page)
 - b. List of Adjacent Property Owners (1 page)
 - c. Drawing of Subject Property and proposed use (1 page)
 - d. Lease Agreement (8 pages)
3. Pictures of the Subject Property generated from Google Maps and Butler County GIS Map
4. Public Notice and Proof of Publication for June 26, 2023 public hearing
5. List of Nearby Property Owners Public Notice Was Sent by the Township
6. Pictures of Notice Postings
7. Butler County Planning Department Comment Letter

Paul Fichner, Student Transportation of America (STA), explained that STA has entered into a lease agreement to rent a portion of the extra parking lot from University Village at 1 Vineyard Circle, Slippery Rock. STA would like to park the school buses and other school vehicles in this extra parking area. There will also be a propane fueling station for the buses. The drivers' vehicles will be parked there while they are on their bus routes.

Mark Lazzari, planner, conveyed the Slippery Rock Township Planning Commission's discussion, comments and concerns as follows:

1. Buses being stored outside during the winter, with snow and ice building up on the buses and the possibility of the snow and ice being deposited onto township roads,
2. What entrances and exits are going to be used,
3. What security will there be for the buses and the propane fueling station, adjacent to student housing,
4. Concerns of the buses coming and going impacting the neighborhood,

5. Concerns of the propane fueling station impacting the neighborhood,
6. Discussed if a different area of the township might be more suitable than this area,
7. Does this satisfy the requirements of the PRD for approval, does it add value and consideration to the student housing facility?

Paul Fichner, STA presentation to the board:

1. STA has provided busing for Slippery Rock Area School District (SRASD) for over twenty-years,
2. Main hub for STA is 120 Fisher Road, Portersville, PA the site at 1 Vineyard Circle, Slippery Rock is only a parking facility for school buses and vehicles with a propane fueling station for the buses,
3. Three reasons for this property:
 - a. More efficient school bus routes,
 - b. Cost savings to STA and SRASD buses dispatched for the Northern area of the school district,
 - c. Easier for drivers that live in this area to start and end their routes
4. Propane fueling station for the buses will have a cyclone fence and will be moved to the Northeastern corner of the property,
 - a. The fire chief has visited the site and has no issues,
5. Snow and ice will be removed from the buses before entering the roadway, this is a state law,
6. The buses will be entering and exiting onto Kiester Road, not through the complex and the gate will be locked upon entering and exiting.

Mark Taylor, SRASD Board Member, commented that he is in support of this application, it will be a cost savings to the school district.

Mike Hnath addressed the concerns of the modification of the PRD and referred to Section 309 L, Additional Uses Permitted.

Open Comment(s)

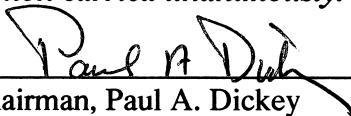
None

Mike Hanth explained to the public the decision-making process, and this will be on the July 10, 2023 agenda for discussion and may or may not be approved.

John Hines made a motion to close the public hearing at 2:34 p.m. Terry Doerr seconded and the motion carried unanimously.

Terry Doerr made a motion to table consideration of the modification of the PRD at 1 Vineyard Circle, Slippery Rock, until the July 10, 2023 Supervisors meeting. John Hines seconded and the motion carried unanimously.

Terry Doerr made a motion to adjourn public hearing at 2:35 p.m. John Hines seconded and the motion carried unanimously.



 Chairman, Paul A. Dickey

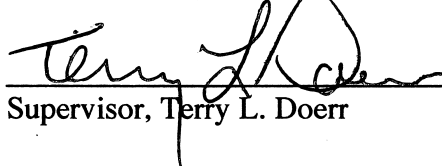


 Secretary

 Vice-chairman, John W. Hines

7/10/23

 Date approved



 Supervisor, Terry L. Doerr