

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 7/10/2023

Chairman, Tracy Frampton called the meeting to order at 6:32 p.m. In attendance were members, Terry Doerr, Bob Steele and Mary Purdy along with Mark Lazzari, planner/assistant zoning officer who attended via zoom. Member Jack Lawson was absent. No members of the public attended.

Terry Doerr made a motion to approve the minutes from the 6/12/2023 regular meeting. Mary Purdy seconded, and the motion carried unanimously.

Open Comment(s): None

Review of Plan(s): None

New Business:

ZHB Allison Variance – Tracy Frampton summarized the general plan for this Zoning Hearing Board Variance as follows: The Allisons want to build a picnic pavilion on the side of their yard and cannot quite meet the side yard set-backs, therefore have requested a variance from the Zoning Hearing Board. Tracy stated that there is a reason for the rules for setbacks, etc. On the other hand, the TWP strives to be practicable and reasonable in enforcing the ordinance. Tracy noted the neighboring house to the south is not in close proximity to the Allisons' property or house. Vonnie noted that the Zoning Hearing Board received a letter from the neighboring property owner stating they did not have any objection with this structure being located close to the property line.

Bob Steele made a motion recommending that due to the non-proximity of the neighboring home, plus the neighbor's approval comments; the SRPC has no objection to granting the variance for the picnic pavilion set-backs. Mary Purdy seconded and the motion carried unanimously.

Zoning Officer Report: Mark Lazzari reported as follows:

- **University Village/STA PRD Amendment Hearing.** The TWP solicitor submitted the Finding of Facts and Conclusions of Law regarding the use of a portion of the parking lot for parking and fueling of school buses to the Supervisors to review and consider a decision. Mark noted that University Village has also been in contact with the SR Fire Department for safety concerns. This will be addressed on the Supervisors' agenda tonight.
- **Cozy Homes.** Tracy noted that a courtesy review was done at the June meeting. No new information has been submitted. A brief discussion ensued noting that the SRU Foundation is considering subdividing the land along Innovation Drive for both Cozy Homes and the SRU Foundation ROTC/Police Facility projects which will enable them to be on their own separate parcel.
- **Uniform Construction Code vs TWP Ordinance** - ongoing
- **SRU Foundation ROTC/Police Facility Stormwater** – Eng., David Neill and SR Borough commented. Discussion ensued mostly regarding the stormwater discharge plan. It was noted that the plan also has other conditions that will need to be addressed; NPDES permit, BCPC comments

plus the revised lighting plan. SRPC agrees that since the conditional recommendation were sent to the Supervisors on 6/12/2023 and the Supervisors did not act on this, that SRU Foundation needs to come back to the SRPC for further review of this plan.

- **672 and 674 New Castle Road** – Mark was contacted by an appraiser regarding these properties or structures. There is one owner for both properties. One parcel includes a structure with a two-car garage and living areas in the basement or lower half of the building. Mark asked how or what the SRPC would classify a new structure like this? Tracy Frampton noted that, although unusual in design, it is a residential structure. Tracy also noted that this structure would be considered a pre-existing non-conforming use in the I-1 Light Industry. Discussion continued. Mark stated that he will contact the appraiser.

Other Business: None

Correspondence:

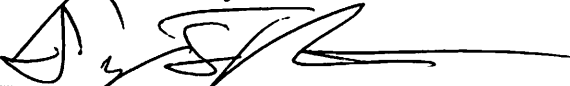
Zoning Hearing Board Memo Application from Larry and Tracy Allison for Variance. This was discussed earlier in this meeting.

BCPC comments on the ZHB Application for a Variance for Allison. No action needed.

ZHB Memo Heilman Pavement Specialties, Inc. - Hearing tentatively scheduled for July 20, 2023. No action required.

Adjourn Meeting:

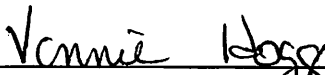
Mary Purdy made a motion to adjourn the meeting at 7:10 p.m. Bob Steele seconded, and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

8/14/2023

Date Approved



Minutes Submitted by Vonnie Hogg