

# Slippery Rock Township Planning Commission

## Regular Meeting Minutes: 8/14/2023

Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members, Terry Doerr, Bob Steele, Jack Lawson, and Mary Purdy along with Mark Lazzari, planner/assistant zoning officer who attended via zoom. Three members of the public attended.

***Bob Steele made a motion to approve the minutes from the 7/10/2023 regular meeting. Jack Lawson seconded, and the motion carried unanimously.***

**Open Comment(s):** None

### **Review of Plan(s):**

**SRUF Holdings, LLC. – Subdivision Innovation Drive** – Jonathan Garczewski, Civil Engineering Project Manager with Gateway Engineers, represented SRUF Holdings, LLC. In preparation of future projects SRUF Holdings, LLC. is looking to subdivide 24.7 acres along Innovation Drive in the U-1 and Urban Density Overlay district. The four parcels will range in size from 2.6 to 8.8 acres in size. Lot 202 would be for the future SRU ROTC/Police project, Lot 204 would be the future residential project, and Lots 201 and 203 would be utilized for future development. Tracy noted that the subdivision needed to be done first and the land development plans are progressing and this was the first step in the process. Tracy spoke to David Neill who had no issues with the subdivision. Mark said the plan was straightforward. David Hollenbaugh, Executive Director of Slippery Rock University Foundation, summarized for the board that SRUF Holdings, LLC. is their own entity for Real Estate transactions.

***Terry Doerr made a motion to recommend approval of the SRUF Holdings, LLC. subdivision plan along Innovation Drive and forward to the Supervisors. Bob Steele seconded, and the motion carried unanimously.***

The subdivision plan will be reviewed at the Butler County Planning Commission meeting on Wednesday, August 16, 2023.

***Tracy Frampton made a motion to amend the approval of the SRUF Holdings LLC subdivision plan along Innovation Drive pending the comments from Butler County Planning Commission. Bob Steele seconded, and the motion carried unanimously.***

**Slippery Rock Storage Units owned by MDS Storage, LLC. – final plan and developer’s agreement** – Tracy summarized that this is a storage unit by The Heights and that the 90-day period to record the plan had expired. Ryan Alpeter from Boord, Benckek & Associates, Inc. represented MDS Storage, LLC. Per David Neill the final plan that was submitted had to note “Revised August 2023”. Plan was not changed. Developer’s Agreement was submitted. Tracy noted that now that they were approving the revised submission the 90-day timeframe would apply to recording the plan and submitting the surety bond.

***Jack Lawson made a motion to recommend approval of the revised final land development plan and developer’s agreement for Slippery Rock Storage Units owned by MDS Storage, LLC. and to forward to the Supervisors. Mary Purdy seconded, and the motion carried unanimously.***

### **New Business:**

**Broadband Support Letter 2023** – Paul Dickey signed and sent a letter supporting Armstrong’s application to the Pennsylvania Broadband Development Authority.

**Butler County Outreach Meeting – update on the broadband initiative for the Slippery Rock Area School District** – A brief discussion took place on the notes taken during the outreach meeting.

**Annual Inspection of fire alarm systems at all student housing developments** – This was discussed at the Supervisors’ meeting on 7/24/23. Mike Hnath was going to reach out to other municipalities and see how they handled this. No response back from Mike Hnath. Tracy stated they would wait and see what Mike Hnath had to say.

**Zoning Officer Report:** Mark Lazzari reported as follows:

- **University Village/STA PRD Amendment Hearing.** Mark reviewed that 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. He noted that the Supervisors did approve the Amendment to the PRD. Conditions were that the propane tank had to be moved, and it has been moved.
- **Cozy Homes.** No movement that Mark is aware of. Subdivision of the land is the first step. Jonathan Garczewski from Gateway Engineers said that plans would be submitted prior to the next meeting.
- **Uniform Construction Code vs TWP Ordinance.** Ongoing
- **Personal Care Home (current use) – Alcohol, Drug and Mental Health Facility (proposed use).** The Home2Me personal care home on Slippery Rock Road is for sale. The township received at least two inquiries. One was from a drug and alcohol rehab facility. A zoning confirmation letter was done stating that that type of use was not permitted in the R-2 zoning district. The other inquiry was for a temporary housing facility for youth and young adults who have mental health issues. Mark is gathering more information on that to give the real estate agent a zoning determination letter. Tracy noted that Mark should discuss the zoning determination letter with the Supervisors prior to sending it out. Mark also stated he would consult with Mike Hnath.

**Other Business:** None

**Correspondence:**

**Butler County SALDO – proposed updates/open comment period** – Discussed the New Amendments for 2023. Tracy stated that Butler County added notes on decommissioning solar panels. Mark will look into this. Tabled this until next month.

**SRU Dam & Stream Project; Municipal Notification of Planned Land Development** – Noted that David Neill filled this out.

**Adjourn Meeting:**

*Jack Lawson made a motion to adjourn the meeting at 7:17 p.m. Mary Purdy seconded, and the motion carried unanimously.*

  
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Planning Commission Chairman, Tracy Frampton

9/11/23  
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Date Approved

  
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Minutes Submitted by Trista Dennison