

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 9/11/23

Chairman, Tracy Frampton called the meeting to order at 6:31 p.m. In attendance were members, Terry Doerr, Bob Steele, and Jack Lawson along with David Neill, engineer, and Mark Lazzari, planner/assistant zoning officer. Member Mary Purdy was absent. Nine members of the public attended.

Bob Steele made a motion to approve the minutes from the 8/14/2023 regular meeting. Jack Lawson seconded, and the motion carried unanimously.

Open Comment(s): None

Review of Plan(s):

McDowell Farm Lot-Line Revision #2 – Amy Hopkins, Surveyor of Record, from Urban Terrain presented the McDowell Farm Lot-Line Revision #2. She stated that this would be a simple lot-line revision. They are going to take Map/Parcel #280-4F09-15A from 5.7 acres down to 2 acres and the remaining 3.7 acres will be added to the residual tract which is Map/Parcel #280-4F09-15. David Neill, engineer, had no comments. Tracy Frampton stated that the plan was thorough and complete.

Jack Lawson made a motion to recommend approval of the McDowell Farm Lot-Line Revision #2 and forward to the Supervisors. Bob Steele seconded, and the motion carried unanimously.

Cozy Homes Land Development – Jonathan Garczewski, Civil Engineering Project Manager with Gateway Engineers, represented SRUF Holdings, LLC. and presented the plan for the final land-development application for the Cozy Homes Land Development. They are proposing 46 single-family dwelling units, four community buildings, and 12 covered parking structures as well as several overflow parking areas. A lengthy discussion ensued regarding a number of issues, including some confusion over the required number of parking spaces per dwelling unit. It was also noted that the County had not completed their review of the plan, nor had the NPDES permit been approved by the conservation district. Therefore, the planning commission decided to table the Cozy Home Land Development application.

Jack Lawson made a motion to table the Cozy Home Land Development application. Bob Steele seconded, and the motion carried unanimously.

New Business:

Vonnie Hogg's retirement; Tina Barkley and Trista Dennison as recording, non-voting secretaries –

Bob Steele made a motion to appoint Tina Barkley and Trista Dennison as recording, non-voting secretaries. Jack Lawson seconded, and the motion carried unanimously.

Williams Wellpad (Anegada Energy, LLC.) update letter and comments from Mark Lazzari –

The PC received a notification letter from Anegada Energy regarding some changes of equipment at the well pad. It was noted that any pipeline or development outside of the pad will require them going through the land development process.

Zoning Officer Report: Mark Lazzari reported as follows:

- **Personal Care Home (current use) – Temporary housing facility for youth and young adults (proposed use).** The Home2Me personal care home at 600 Slippery Rock Road, Map/Parcel # 280-S13-A92-0000 and 280-S13-A93-0000 is for sale. The township received an inquiry for a temporary housing facility for youth and young adults who have mental health issues. Mark has not heard back from the realtor as of today.

Other Business:


Annual Inspection of fire alarm systems at all student housing developments – At the Supervisors’ meeting 8/28/23 the Supervisors agreed to have a conversation with Ryan Hanchosky, fire chief of SRVFD regarding this matter.

Correspondence:

Butler County SALDO – proposed updates/open comment period – Dave Neill, engineer, stated that the Butler County SALDO had various things that they cleaned up in their language.

Adjourn Meeting:

Jack Lawson made a motion to adjourn the meeting at 7:48 p.m. Bob Steele seconded, and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

10/9/23
Date Approved



Minutes Submitted by Trista Dennison