

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 10/09/2023

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

Bob Steele made a motion to approve the minutes from the 09/11/2023 regular meeting. Jack Lawson seconded, and the motion carried unanimously.

Open Comment(s): None

Review of Plan(s):

Hutcheson & Magee Lot Line Revision – Tom Hutcheson was present to answer questions pertaining to this Lot Line Revision. A discussion ensued and the Lot Line Revision was recommended to be moved on to the Supervisors’ meeting for final approval.

Bob Steele made a motion to approve the Hutcheson & Magee Lot Line Revision and forward to the Supervisors for consideration. Mary Purdy seconded and the motion carried unanimously.

Shinsky/Shinsky-Pinella Lot Line Revision – Stephen Shinsky was present to answer questions pertaining to this Lot Line Revision. A discussion ensued and the Lot Line Revision was recommended to be moved on to the Supervisors’ meeting for final approval.

Mary Purdy made a motion to approve the Shinsky/Shinsky-Pinella Lot Line Revision and forward to the Supervisors for consideration. Jack Lawson seconded and the motion carried unanimously.

Cozy Homes Land Development – No updates for the Cozy Homes Land Development occurred at this meeting.

New Business:

Williams Wellpad – update in permitting – an update from Beran Environmental Services was received. Dave Neill, engineer, had stated by email that this was an update in the permit coverage type for the site. It was noted that this did not result in any substantial change to the operations or conditions of the site.

Northwestern Butler County Multi-Municipal Comprehensive Plan – Adopted 2007 – following a brief discussion, it was decided to revisit this at a future meeting in November or December.

Zoning Officer Report: Mark Lazzari reported as follows:

427 Slippery Rock Road – cemetery – map/parcel # 280-4F13-2A-0000 - Property owners are investigating the use of this property for a Mennonite Church cemetery. This property is zoned AC-1. Mark will seek further clarification from the Township Solicitor since this involves a “private” cemetery. The PC recognizes that “family” cemeteries are permissible under state law. However, the township’s ordinances require a 2-acre minimum lot for cemeteries, and is silent on “private” cemeteries.

507 Mercer Road – map/parcel # 280-S10-B7-0000 - Property owner is inquiring as to if a three seasons farm stand/greenhouse would be permitted in the parking lot of his Click Chiropractic business. Mark Lazzari will investigate this further after a discussion revealed that the chiropractic office was granted a conditional zoning certificate since it represented a conversion of land use from a pre-existing non-conforming commercial business (lawn tractor sales and service) to a medical office. The PC questioned if perhaps some conditions might be appropriate since this represents an expansion to the “conditional” zoning permit for the chiropractic office issued by Rick Grossman.

Other Business: None

Correspondence:

PA DEP – Environmental Justice Policy-open comment period – The Office of Environmental Justice (OEJ) has revised the existing Environmental Justice Policy. The open comment period is until October 29, 2023.

Adjourn Meeting:

Jack Lawson made a motion to adjourn the meeting at 7:34 p.m. Mary Purdy seconded, and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

11-13-23

Date Approved



Minutes Submitted by Christina Barkley