

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 11/13/23

Chairman, Tracy Frampton called the meeting to order at 6:31 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.

Bob Steele made a motion to approve the minutes from the 10/9/2023 regular meeting. Mary Purdy seconded, and the motion carried unanimously.

Open Comment(s): None

Review of Plan(s):

Hogg/Ritenour Lot Line Revision – Parcel A is not a separate building lot and is to be conveyed from Map/Parcel #280-S1-C1-0000 (Hogg) and become part of adjoining Map/Parcel #280-S1-C2-0000 (Ritenour) to create Lot 1R. Mark Lazzari, planner/assistant, said the plan is straight forward.

Mary Purdy made a motion to recommend approval of the Hogg/Ritenour Lot Line Revision and forward to the Supervisors. Bob Steele seconded, and the motion carried unanimously.

SRUF Holdings, LLC. – Subdivision Innovation Drive – A brief discussion ensued about the recording of this plan. Jonathan Garczewski, Civil Engineering Project Manager with Gateway Engineers, said he was taking the plan to be recorded today. Frampton stated that if the recorder's office did not accept the plan due to the 90-day period expiring, then the applicant would have to resubmit for approval.

New Business:

427 Slippery Rock Road – cemetery – Mark Lazzari stated that he does not have any update. He is waiting on guidance from the township solicitor. This will be tabled until next month.

Click Chiropractic – 3 seasons greenhouse on property – Mark Lazzari received confirmation from the real estate agent that this opportunity has passed at this time and if it arises again, she will get back to him.

Zoning Officer Report: Mark Lazzari reported as follows:

- **536 Centreville Pike** – Mark noted that there is an active complaint at this property. The resident at this property has a utility trailer that is parked or stored along the state highway. The trailer is used to transport items. When a neighbor made the initial complaint, there were two utility trailers double-parked in front of the residence. The neighbor claimed that the trailers were blocking the sight distance, making it unsafe for her to exit her driveway. The neighbor issued a complaint with PennDOT and the township. The resident at 536 Centreville Pike did move one of the trailers. Mark asked the planning commission if they had ever had a situation like this before. Mark will also discuss this with Dave Neill, township engineer.

- **Personal Care Home (current use)** – Mark received another inquiry on the former Home2Me personal care home at 600 Slippery Rock Road, Map/Parcel # 280-S13-A92-0000 and 280-S13-A93-0000, on Friday. He spoke with the real estate agent earlier that day. A developer is looking to buy the property and would like to market it to graduate students in the Physician Assistant program at SRU. There are 10 rooms in the home. The property is in the R-2 district. Multifamily Dwellings are permitted in the R-2 district; however, this property has only one kitchen. Per the township ordinance, Multifamily Dwelling units would have to have separate and exclusive cooking and sanitary facilities. Tracy suggested this may have to be brought before the Zoning Hearing Board.

Other Business:

ZHB public hearing November 21, 2023 at 10:00 a.m. – applicant SRUF Holdings, LLC seeking variance and appeal from Zoning Officer’s Decision regarding Cozy Homes Land Development related to the number of parking spaces (1.5 per unit vs. 2 per unit) – A discussion ensued. Mark Lazzari will be attending the public hearing on November 21st.

Correspondence:

BCPC comments on SRUF Holdings, LLC application for Variance and appeal Zoning Officer’s Decision – No action needed.

Adjourn Meeting:

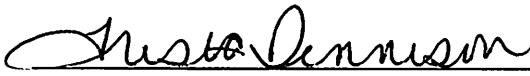
Mary Purdy made a motion to adjourn the meeting at 7:22 p.m. Bob Steele seconded, and the motion carried unanimously.



 Planning Commission Chairman, Tracy Frampton

12/11/23

 Date Approved



 Minutes Submitted by Trista Dennison