

**Slippery Rock Township Zoning Hearing Board
Minutes for: 11/21/2023 Public Hearing #2023-5
Appeal from Zoning Officer's Decision/Variance**

Chairman, Tom Gaul called the public hearing to order at 10:00 a.m. Present were 8 members of the public, the stenographer, and one member of the public attended via Zoom.

Roll Call

Tom Gaul, Chairman – Present, Jim Anderson, Vice Chairman – Present, Craig Caldwell, Secretary – Present, alternate Stephen Shinsky – Not Present. Solicitor, Alan Shaddinger – Present. Mark Lazzari, Zoning Officer – Present.

Approval of Minutes (minutes from ZHB public hearing for Allison variance dated 7/20/23. The public hearing for Heilman Special Exemption was cancelled)

Craig Caldwell made a motion to approve the ZHB public hearing minutes dated 7/20/2023. Jim Anderson seconded and the motion carried unanimously.

Approve Trista Dennison and/or Tina Barkley as assistant secretaries for submission of meeting minutes for the Zoning Hearing Board.

Jim Anderson made a motion to appoint Trista Dennison and/or Tina Barkley as assistant secretaries for submission of meeting minutes for the Zoning Hearing Board. Craig Caldwell seconded and the motion carried unanimously.

Chairman, Tom Gaul turned the meeting over to the Zoning Hearing Board (ZHB) solicitor, Alan Shaddinger.

Opening Statement by Solicitor

Alan Shaddinger addressed the Board and the public with the following, the purpose of this public hearing is to hear testimony on an appeal from the Zoning Officer's Decision relating to parking requirements for a residential development owned by SRUF Holdings, LLC. on Innovation Drive, map & parcel # 280-4F09-19A-0000. Located in U-1 Zoning District. Witnesses will be heard on behalf of the applicant, SRUF Holdings, LLC. Donald Graham from Dillon McCandless King Coulter & Graham representing the applicant submitted witnesses David Hollenbaugh, Jonathan Garczewski, and Matt Thornhill.

Alan asked if there was anyone else in attendance who wishes to participate either as a party or to make comments with respect to the application. Jack Lewis and Steve Martz both stated that they wished to listen and make comments. Chairman of the Slippery Rock Township Supervisors, Paul Dickey, and the township solicitor Brian Farrington were also in attendance.

Submitted for the record the following:

1. Date of application: 10/13/2023
2. Date property was posted: 11/7/2023
3. Dates advertisement published in the legal section of the Butler Eagle on: November 7, 2023 and November 14, 2023

All persons to testify were sworn in by the court stenographer.

Alan turned the meeting over to the applicant's representative Attorney Donald Graham.

Donald Graham stated the property is Lot 204 in a recently recorded subdivision plan. There has been discussion over years about the use of the property. There is a collaboration between SRUF Holdings, LLC., Presbyterian Senior Care, Cozy Homes and a developer to develop this project.

David Hollenbaugh, Executive Director of Slippery Rock University Foundation, gave background information on the property. The parcel of ground was given as a gift from Edward and Sophie Vincent in 2005. By 2009 they had an infrastructure build-out with the utilities and roadway so the property could be used. The first project on the property was Butler Health System in 2009. Over the years SRU has received inquiries about housing on the property. They are looking to provide middle-income affordable housing for seniors. Cozy Homes is a solution to provide an opportunity for seniors who are still active and still independent. They have explored the option of a bus stop for the bus service that goes around campus and other parts of Slippery Rock.

Matt Thornhill, Cozy Homes, stated that the Cozy Homes project would create a community where people will want to move to. The concept would be to put homes in a colony that face into a common area with a common house in the middle. The common house is a 1,500 square foot structure to be used by the residents. The homes are 1,200 square feet, two-bedroom, two-bath, single floor living. They would market the homes to healthy older adults ages 55-85. The homes would be built inside factories. While the site work is done the homes would be built so there would not be a long construction period. Donald Graham noted that they were going to record a Restrictive Covenants on the property which age restricts the occupancy of units to over 55 with the exception of the possibility of graduate students in one of the homes in each of the four colonies. Matt Thornhill stated that there could be two graduate students living as roommates in one of the four homes. The homes would be rentals. The property owner would be responsible for all the maintenance.

Donald Graham discussed the background of why they were there today. Slippery Rock Township requires two parking spaces for a single-family detached home. That would mean that 92 parking spaces would be required on the site. Their plan provides 73 parking spaces. They are asking to deviate from 92 to 73. Presbyterian Senior Care looked at their other facilities and the number of vehicles parked and the occupancy of the units and their data showed they used well below one parking space per unit. They expect that a significant portion of the Cozy Homes will be occupied by a single person. If they would have more parking needed, there is some additional space on the site and if they had to, they could add additional parking. They could also not take additional renters if they don't have enough parking spots, but that is not their preference. They want to rent them to people who need them.

Jonathan Garczewski, Civil Engineer and Project Manager, The Gateway Engineers, discussed the characteristics of the property. Jonathan also explained the Cozy Homes site layout plan. The ITE Manual was discussed. The ITE manual is a traffic engineering manual utilized by engineers to develop traffic counts and scenarios and analysis related to parking spaces for facilities across the United States. The ITE manual showed data geared towards senior living that the parking requirements for this type of use showed 0.61 spaces per unit. If they had to increase the parking, it would increase the impervious area of up to 10,000 square feet.

The following exhibits were submitted for the record:

- 1. Exhibit 1 – Letter from Presbyterian Senior Care
- 2. Exhibit 2 – Small version of the drawing of the property
- 3. Exhibit 3 – ITE manual
- 4. Exhibit 4 – Site plan

Question from public regarding traffic and if a traffic light would be needed at Rt 108 and Innovation Drive. Donald Graham stated that a traffic study was done. The traffic signal is still not warranted with this development. That would be looked at during the land development phase of the development.

Mr. Graham said in conclusion that this functions as multi-family so they feel the 1.5 parking should be applied. If the two parking spaces are applied, they feel they should receive a variance based on the information they provided. They are requesting the parking be reduced from 92 to 73. The Restrictive Covenants would preclude street parking as well. They would not allow more than two people per unit and they would be willing to add that to the Covenants.

Mark Lazzari, Zoning Officer, stated that when the plan was submitted to the Slippery Rock Planning Commission it was presented as single-family units. He said if it was going to be approved as a single-family development, they need to follow the ordinance which says 2 parking spaces per unit.

Brian Farrington, Slippery Rock Township solicitor, the township is taking no position on the application but would ask that if the Zoning Hearing Board would grant the variance that the Restrictive Covenants would be made part of the condition of approval. The Restrictive Covenants would preclude street parking, have a condition that the variance is for 73 spaces not 1.5 spaces, and note that there would be only 2 persons per unit. They would ask that the covenant precluding street parking would also be included on land development plants. Donald Graham said this was agreeable.


The Board went into executive session at 11:00 a.m. then returned to the public hearing 11:13 a.m.

Jim Anderson made a motion to deny the appeal and variance request for SRUF Holdings, LLC. (map & parcel # 280-4F09-19A-0000). Tom Gaul seconded and the motion carried unanimously.

Solicitor Shaddinger said they would have a written decision to the applicant and asked the applicant to waive the required timeline for a written decision.

Donald Graham agreed to waive the required time line for a written decision.

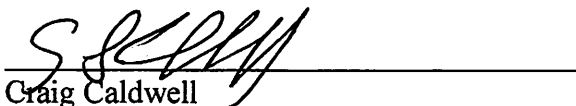
Adjournment of public hearing at 11:15 a.m.



Tom Gaul, Chairman




James Anderson, Jr



Craig Caldwell

Stephen Shinsky



Trista Dennison, Assistant Secretary

12/20/23

Date approved