

# Slippery Rock Township Planning Commission

## Regular Meeting Minutes: 12/11/23

Chairman, Tracy Frampton called the meeting to order at 6:33 p.m. In attendance were members, Terry Doerr, Bob Steele, Mary Purdy, and Jack Lawson along with Mark Lazzari, planner/assistant zoning officer, who attended via Zoom. No members of the public attended.

*Terry Doerr made a motion to approve the minutes from the 11/13/2023 regular meeting. Bob Steele seconded, and the motion carried unanimously.*

**Open Comment(s):** None

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

**Cozy Homes Land Development** – No new updates from SRUF Holdings, LLC regarding this development. Tracy stated that the Zoning Hearing Board did not approve the variance request from Cozy Homes at their public hearing November 21, 2023, which means that the developer – SRUF Holdings, will have to modify the plans to comply with the ordinance.

### **New Business:**

#### **2024 meeting dates** –

*Bob Steele made a motion to approve the 2024 meeting dates. Mary Purdy seconded and the motion carried unanimously.*

**Northwestern Butler County Multi-Municipal Comprehensive Plan – Adopted 2007** – Tracy stated that the Supervisors had asked the PC to look at the Comprehensive Plan and consider doing an update to the Plan. The Northwestern Butler County Multi-Municipal Comprehensive Plan consisted of Slippery Rock Borough, Slippery Rock Township, Brady Township, West Liberty Borough, and Worth Township. Municipalities are encouraged or recommended to update their plan every 10 years. Tracy noted that when you update a zoning ordinance it's good practice to update the Community Development Objectives, which refer to the Comprehensive Plan. Rather than embark on a complete update to the Plan, Tracy and Mark Lazzari discussed doing a more focused look at main goals and priorities or the community development objectives to be referenced in the zoning ordinance. Tracy also noted that the PC has considered a number of minor amendments to the ordinance over the past 1.5-2 years. Examples would include the issue of parking spaces for single-family, multi-family and over 55 communities, private cemeteries, and outdoor furnaces, etc. This will be a topic for discussion at future meetings.

**Parking spaces – single family, multi-family, over 55** – this was discussed during the discussion on the Northwestern Butler County Multi-Municipal Comprehensive Plan.

**SRPC Annual Report for 2023** – The Planning Commission is required to submit an annual report to the Supervisors. Trista presented a summary report. Tracy went over the list of subdivisions and land developments, lot line revisions, and the other business from the report.

*Jack Lawson made a motion to accept the SRPC annual report and submit it to the Supervisors. Bob Steele seconded and the motion carried unanimously.*

**Zoning Officer Report:** None

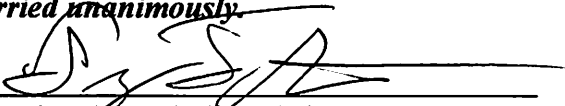
**Other Business:**

**ZHB public hearing December 20, 2023 at 10:00 a.m. – applicant Brady Brown seeking variance for side-yard setback at 606 New Castle Road** – A discussion ensued. Recognizing the rural location, the Planning Commission would not be opposed to the ZHB granting this variance so long as the neighbors were ok with it.


**Correspondence:** None

**Adjourn Meeting:**

*Jack Lawson made a motion to adjourn the meeting at 7:24 p.m. Mary Purdy seconded, and the motion carried unanimously.*

  
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Planning Commission Chairman, Tracy Frampton

1/8/24  
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Date Approved

  
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Minutes Submitted by Trista Dennison