

# Slippery Rock Township Planning Commission

## Minutes for: 03/11/2024

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

*Jack Lawson made a motion to approve the minutes from the 02/12/2024 regular meeting. Terry Doerr seconded, and the motion carried unanimously.*

**Open Comment(s):** None

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

**Slippery Rock High School Land Development** – Mark Taylor from the Slippery Rock Area School District school board was present. Mark requested recommendation for approval be forwarded to the Supervisors with the stipulation that no construction activities would proceed until permits were in place. Tracy Frampton stated that at the February 12, 2024 meeting the Planning Commission made a motion to conditionally approve the Slippery Rock High School Land Development Plan contingent on the NPDES permit and a parking plan remittance and forward the plan to the Supervisors for final consideration once those were received. The plan does not need to be presented to the Planning Commission again when the NPDES permit, and parking plan are received. No further action required.

**SRUF Holdings, LLC. Lot Line Revision** – Jonathan Garczewski, Civil Engineering Project Manager with Gateway Engineers, represented SRUF Holdings, LLC. This lot line revision is associated with the Cozy Homes Land Development on Innovation Drive to increase the development area to account for an additional parking lot on the cul-de-sac. Cozy Homes Land Development applied for a variance from the Zoning Hearing Board for parking requirements and that was denied. This subdivision plan is to adjust the dividing line between lots 203 and 204. Lot 204 is for the Cozy Homes Land Development. With the plan they have allowed for an easement to access the water tower as well as an access easement to the road that goes behind the Union to the University property.

*Jack Lawson made a motion to recommend approval of the SRUF Holdings, LLC. lot line revision and forward to the Supervisors for consideration. Terry Doerr seconded, and the motion carried unanimously.*

**Cozy Homes Land Development** – Jonathan Garczewski represented this plan as well. The plan is essentially the same as they presented previously with the only change being to increase the lot area to accommodate additional parking. The additional parking lot will be paved with 17 parking spaces. Two parking spaces were also added to an interior parking lot. The additional 19 parking spaces satisfies the zoning requirements for the development for the required two spaces per dwelling unit. They received the NPDES permit for the original development site. They are still waiting for the revised NPDES permit. David Neill has reviewed the revised plans and everything looks good. One light fixture is within the easement, but David does not see this being an issue.

*Jack Lawson made a motion to recommend preliminary and final approval of the Cozy Homes Land Development contingent upon receipt of the NPDES modification and forward to the Supervisors for consideration. Terry Doerr seconded, and the motion carried unanimously.*

**Slippery Rock University Kasnevich Field** – No one was present representing this plan. David Neill stated that at the February 12, 2024 meeting the Planning Commission made a motion to conditionally approve this plan contingent on the NPDES permit and a parking plan remittance and forward the plan to the Supervisors for final consideration once those were received. A parking plan has been received. A discussion ensued about the parking plan. Dave will reach out to their engineer about some possible adjustments to their parking plan to either show a delineated pedestrian pathway from the upper parking lot at the horse arena or to show the existing gravel parking lot on Harmony Road by the football field.

**Zoning Officer Report:** Mark Lazzari

Mark has submitted a list of items that highlights sections of the Zoning Ordinance for possible amendments that have been discussed with the Planning Commission over the past several years. A discussion ensued about going over this list and clarifying definitions and strengthening the language for these items. Mark and Tracy will present this to the supervisors at their meeting.

**New Business:**

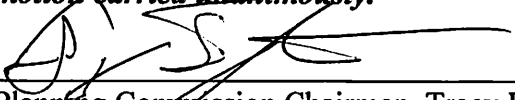
**Lighting ordinance for eCodes** – the Township is working with eCodes for codification services. Questions have come up regarding a lighting ordinance and how it applied to the parking plan for the Slippery Rock High School Land Development. This will be discussed further.

**Other Business:** None

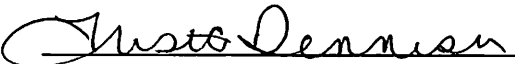
**Correspondence:** None

**Adjourn Meeting:**

*Jack Lawson made a motion to adjourn the meeting at 7:41 p.m. Terry Doerr seconded, and the motion carried unanimously.*

  
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Planning Commission Chairman, Tracy Frampton

4/8/24  
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Date Approved

  
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Minutes Submitted by Trista Dennison