

# Slippery Rock Township Planning Commission

## Minutes for: 06/10/2024

Chairman, Tracy Frampton called the meeting to order at 6:45 p.m. In attendance were members, Bob Steele, Terry Doerr, Jack Lawson, and Mary Purdy along with Mark Lazzari, planner/assistant zoning officer. No members of the public attended.

*Bob Steele made a motion to approve the minutes from the 05/13/2024 regular meeting. Jack Lawson seconded, and the motion carried.*

**Open Comment(s):** None

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

- **Abbas Mamoozadeh Lot Line Revision** – No one was present representing this plan.

*Jack Lawson made a motion to conditionally approve the Abbas Mamoozadeh Lot Line Revision and forward to the Supervisors for final consideration contingent upon evidence that the Abbas Mamoozadeh Subdivision that was approved by the Supervisors May 28, 2024 has been recorded and pending comments from the Butler County Planning Commission. Mary Purdy seconded, and the motion carried.*

- **PTV 1395, LLC Subdivision** – No one was present representing this plan. This property is located at 3227 William Flynn Hwy – map/parcel #280-3F90-21A-0000. This would involve creating a 1.75-acre lot. Mark Lazzari noted that this parcel is being created for the proposed Dollar General. Mark stated that this property is in the EDC District and that it would meet the minimum lot size. The sewage planning for this subdivision is incomplete.

*Bob Steele made a motion to table the PTV 1395, LLC Subdivision until the sewage planning for the subdivision is complete. Jack Lawson seconded, and the motion carried.*

- **Dollar General Land Development – 3227 William Flynn Hwy – courtesy review** – No one was present representing this plan. Mark Lazzari stated that the parking met the requirements. David Neill, Township Engineer, submitted a list of items to review on this land development and each item was discussed. The Planning Commission added some additional items/comments/recommendations to share with the developer. The township will send the applicant the comments from the engineer and Planning Commission.

**Zoning Officer Report:** Mark Lazzari

- The Rock Self Storage project is almost complete. Pictures of the property were submitted to the township and everything is complete on the zoning side. David Neill had notified the township that when the developer files their notice of termination for the NPDES permit, they need to record the final as-built conditions for stormwater. Then the project would be able to be closed. They submitted an application for a sign. Mark has been in discussion with the company doing the sign, and he has approved the sign.

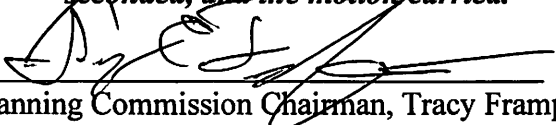
**Other Business:**

- **Planning Commission members' terms** – a discussion ensued. The Supervisors reappoint planning commission members at their organizational meetings. Bob Steele was reappointed to the Planning Commission at the Supervisors organizational meeting January 2, 2024.
- **ZHB public hearing June 12, 2024 at 10:00 a.m. – applicant Nancy Buzzard special exception for 600 Slippery Rock Road (Map/parcel #280-S13-A93-0000 and 280-S13-A92-0000)** – Nancy Buzzard is the current owner of 600 Slippery Rock Road – formerly the business Home 2 Me personal care home. The proposed buyers would like to operate a personal care home at this property. Mark noted that since there are new owners, and since the facility was vacant for over a year, the new owners will need a special exception to operate the personal care home. Tracy asked for the members' concurrence that the Planning Commission would have no objections to this request.

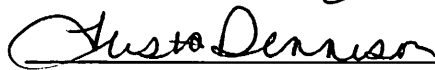
**Correspondence:** None

**Adjourn Meeting:**

*Jack Lawson made a motion to adjourn the meeting at 7:49 p.m. Mary Purdy seconded, and the motion carried.*

  
 Planning Commission Chairman, Tracy Frampton

8/12/24  
 Date Approved

  
 Minutes Submitted by Trista Dennison