

Slippery Rock Township Planning Commission

Minutes for: 08/12/2024

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

Bob Steele made a motion to approve the minutes from the 06/10/2024 regular meeting. Jack Lawson seconded, and the motion carried.

Open Comment(s): None

Review of Plan(s):

- **PTV 1395, LLC Subdivision** – Craig Bishop from Herbert, Rowland & Grubic, Inc. and Zane King from PennTex Ventures were present representing this subdivision and the Dollar General Land Development. This property is located at 3227 William Flynn Hwy – map/parcel #280-3F90-21A-0000, and it is in the EDC District. This would involve creating a 1.75-acre lot. The sewage planning for this subdivision is incomplete.

Jack Lawson made a motion to give conditional approval to the Subdivision and forward it to the Supervisors for final consideration contingent on the adoption of the amended holding tank ordinance and the issuance of the holding tank Resolution. Bob Steele seconded, and the motion carried.

- **Dollar General Land Development – 3227 William Flynn Hwy – courtesy review** – David Neill, Township Engineer, had submitted a list of items/comments/recommendations to the developer after the courtesy review at the 6/10/24 Planning Commission meeting. The developer submitted revised plans along with a response to David's comments. On the original plan a water line was shown, and there is not a water line there. That was put on the plan in error. The new submission shows a water well. Mark Lazzari discussed the sign permit process. Zane stated that the sign is usually handled by a 3rd party. The sign is shown on the site plan along with sign requirements. They will add additional details about the sign to the plan. Tracy sat in on a meeting with PennDOT on 7/25/24 regarding the Highway Occupancy Permit (HOP). PennDOT asked the developer to include the vehicle traffic counts to see if a turning lane would be warranted. It is not. The HOP is now in Cycle 3 with PennDOT. PennDOT will make all decisions on the HOP. The lighting plan was put on the new submission as well. The Butler County Conservation district had some administrative comments on the NPDES, and it is now in technical review. David will conduct the formal Land Development review when all outstanding items are wrapped up.
- **Abbas Mamoozadeh Lot Line Revision** – No one was present representing this plan. A discussion ensued. The Planning Commission reviewed the new plan that was submitted

7/22/24. There are several corrections that need to be made to the plan. These will be shared with the surveyor. The plan will need to be resubmitted to the township as well as Butler County Planning Commission.

Jack Lawson made a motion to conditionally approve the revised Abbas Mamoozadeh Lot Line Revision and forward to the Supervisors for final consideration contingent upon corrections being made by the surveyor to the revised plan and submittal to the Butler County Planning Commission. Bob Steele seconded, and the motion carried.

Zoning Officer Report: Mark Lazzari

Mark has received an inquiry about a proposed solar project. He forwarded the inquiry to David Neill and Tracy Frampton to review. The Home2Me property has inquired about a sign for the business.

New Business: None

Other Business: None


Correspondence: None

Adjourn Meeting:

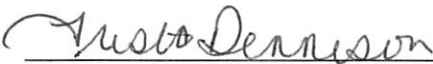
Jack Lawson made a motion to adjourn the meeting at 7:44 p.m. Bob Steele seconded, and the motion carried.



Planning Commission Chairman, Tracy Frampton



Date Approved



Minutes Submitted by Trista Dennison