

Slippery Rock Township Planning Commission

Minutes for: 11/12/2024

Chairman, Tracy Frampton called the meeting to order at 6:31 p.m. In attendance were members Bob Steele, Mary Purdy, and Jack Lawson along with David Neill, engineer. Member Terry Doerr was absent. Five members of the public attended.

Bob Steele made a motion to approve the minutes from the 10/14/2024 regular meeting. Mary Purdy seconded, and the motion carried.

Open Comment(s): None

Review of Plan(s):

- **Dollar General Land Development – Centreville Pike** – Craig Bishop from Herbert, Rowland & Grubic, Inc. and Zane King from PennTex Ventures were present representing this land development. Location of this land development would be at 664 Centreville Pike (map/parcel #280-S13-AA-0000). The Dollar General would be 9,100 square feet. The plan meets the required 23 parking spaces. The plan meets the required setbacks. A six-foot privacy fence will be located at the back of the property between this property and the residential property, and they would meet the code requirements for screening the parking spaces. Craig stated that they reworked the stormwater plan to not direct any stormwater to the rear of the property and towards the residential properties, and they would be resubmitting the revised plan. They will also be submitting a revised lighting plan. Zane King stated that they would add an extra deflector for the lighting by the loading dock so that it cannot be seen by the residential properties. David Neill submitted a list of items to review on this land development and each item was discussed. The Highway Occupancy Permit is under review. More details need to be submitted for the sign. This plan was tabled.
- **Burke-Beran Lot Line Revision** – No one was present representing this plan. A discussion ensued about this lot line revision. David stated that there were setback lines that were not noted on the plan.

Jack Lawson made a motion to conditionally approve the Burke-Beran Lot Line Revision and forward to the Supervisors for consideration contingent upon the resubmission of the plan with the additional setbacks included. Bob Steele seconded, and the motion carried.

Zoning Officer Report: Clinton Bonetti

Clinton submitted a report by email. Clinton had comments on the Dollar General Land Development regarding the screening, lighting and the sign. He had no additional comments on the Burke-Beran Lot Line Revision. Clinton spoke with Matt Thornhill from Cozy Homes regarding the placement of a sign.

Other business:

- **Dollar General Land Development – William Flynn Hwy update** – Zane King inquired about a conditional approval on the PTV subdivision plan, which is the proposed site of the Dollar General Land Development on William Flynn Hwy, while they are waiting for the Sewage Planning Module to be returned from the DEP. David Neill stated that the township solicitor would need to be consulted on this matter.

Correspondence:

- Letter from Terry Doerr – A letter dated 10/22/2024 from Terry Doerr was received. Terry is resigning from the Planning Commission effective immediately.

Adjourn Meeting:


Jack Lawson made a motion to adjourn the meeting at 7:19 p.m. Mary Purdy seconded, and the motion carried.



Planning Commission Chairman, Tracy Frampton

12/9/24

Date Approved



Minutes Submitted by Trista Dennison