

# **Slippery Rock Township Planning Commission**

## **Minutes for: 12/9/2024**

Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members Bob Steele, Mary Purdy, and Jack Lawson along with David Neill, engineer, and Clinton Bonetti, Assistant Zoning Officer. Two members of the public attended.

*Bob Steele made a motion to approve the minutes from the 11/12/2024 regular meeting. Jack Lawson seconded, and the motion carried.*

**Open Comment(s):** None

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

- **SRU Intramural Fields Land Development** – Kevin Nadalin, Project Manager with Gateway Engineers, was present representing this land development. The Intramural Fields are at the intersection of Branchton Road and Harmony Road. The plan is to install synthetic turf on the intramural fields. There will be an underground detention system within the fields to manage stormwater. The fields would be configured into two flag football fields, two intramural soccer fields (U10), and full-size soccer, rugby, and lacrosse fields along with baseball and softball fields in the corners. David Neill reviewed the plan and submitted a list of items that need addressed. The plan does meet the requirements for stormwater. Clinton also noted a typo on the plan. Gateway Engineers has submitted to Butler Conservation District for the NPDES permit.

*Jack Lawson made a motion to conditionally approve the SRU Intramural Fields Land Development and forward to the Supervisors for consideration contingent upon the resubmission of the plan with the corrections made and the receipt of the NPDES permit. Mary Purdy seconded, and the motion carried.*

- **Dollar General Land Development – Centreville Pike** – Zane King from PennTex Ventures was present representing this land development. This plan was reviewed at the 11/12/24 Planning Commission meeting and there were items that needed addressed. Lindsey Douglass from Herbert, Rowland & Grubic Inc. resubmitted the revised plans and David Neill reviewed them. They have resubmitted their HOP and it is in Cycle 2. The Supervisors will be required to sign the form to submit to PennDOT for the stormwater HOP. The lighting at the unloading zone was addressed and they will be resubmitting the photometric plan to show the shield that was not included on the last submission.

*Bob Steele made a motion to conditionally approve the Dollar General Land Development – Centreville Pike and forward to the Supervisors for consideration contingent upon the receipt of the HOP. Jack Lawson seconded, and the motion carried.*

**Zoning Officer Report:** Clinton Bonetti

Clinton had one comment on the SRU Intramural Fields Land Development which was noted during that discussion. Clinton and Paul Dickey, Chairman of the Supervisors, met with a resident to discuss zoning regulations. Clinton is still working on the review of eCodes.

**New Business:**

- **SRPC Annual Report** – 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.

*Mary Purdy made a motion to accept the SRPC annual report and submit it to the Supervisors. Tracy Frampton seconded, and the motion carried.*

- **2025 Meeting Dates**

*Bob Steele made a motion to approve the 2025 meeting dates. Mary Purdy seconded, and the motion carried.*

**Other Business:**

- **Dollar General Land Development – William Flynn Hwy update** – At the Supervisors’ meeting 11/25/24 the PTV 1395, LLC. Subdivision was conditionally approved contingent on receipt of DEP Sewage Planning Module. The Dollar General Land Development – William Flynn Hwy is tabled until the DEP Sewage Planning Module is received.


**Correspondence:** None

**Adjourn Meeting:**

*Jack Lawson made a motion to adjourn the meeting at 7:14 p.m. Bob Steele seconded, and the motion carried.*

  
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Planning Commission Chairman, Tracy Frampton

1/13/25  
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Date Approved

  
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Minutes Submitted by Trista Dennison