

**Slippery Rock Township Zoning Hearing Board
Minutes for: 6/12/2024 Public Hearing #2024-1
Special Exception**

Chairman, Tom Gaul called the public hearing to order at 10:00 a.m. Zoning Hearing Board members Jim Anderson, Craig Caldwell, and Alternate, Stephen Shinsky, were present. Also present were the court stenographer, solicitor, Alan Shaddinger, and Zoning Officer, Mark Lazzari, who attended via Zoom. Eight members of the public were present.

Approval of Minutes (minutes from ZHB public meeting 4/25/24).

Jim Anderson made a motion to approve the ZHB public meeting minutes from 4/25/24. Craig Caldwell seconded and the motion carried unanimously.

Chairman, Tom Gaul turned the meeting over to the Zoning Hearing Board (ZHB) solicitor, Alan Shaddinger.

Opening Statement by Solicitor:

Alan Shaddinger addressed the Board and the public with the following: the public hearing today is for a request for a special exception for a property located at 600 Slippery Rock Road - Map/parcel #280-S13-A93-0000 and 280-S13-A92-0000. The property owner, Nancy Buzzard, is the applicant, and she was present. Proposed buyers, Kurt and Gena Knights, are interested in a special exception to use the property as a personal care home.

Alan Shaddinger asked who wished to speak today. Nancy Buzzard and Kurt and Gena Knights and they were represented by Attorney Ronald Coyer.

Submitted for the record the following:

1. Application submitted on 4/24/24.
2. Advertisement published in the legal section of the Butler Eagle on 5/28/24 and 6/3/24 plus on the Slippery Rock Township website.

Mark Lazzari, Zoning Officer, stated that this proposed use is a permitted use in the R-2 zoning district by Special Exception. The ordinance lists four pre-existing conditions that need to be met for a use of this nature. 1. There should be no sign or exterior display beyond the name of the facility and its use. 2. There should be parking provided for each employee on shift plus each resident with a vehicle and one vehicle space for each four beds. 3. Not applicable. 4. Local, County, and State certifications are required. Mark stated that the Planning Commission met on June 10th. They find this reuse to be a suitable use for this property.

Alan Shaddinger swore in those who wished to speak.

Nancy Buzzard gave background information on the property and the business. When she ran the facility, she met all of the required inspections. She opened the business in October of 1994 and she owned and operated the business until December 12, 2022. There is an agreement of sale to Kurt and Gena Knights contingent on them getting all of the necessary licenses in place.

Gena Knights will be the operator of the facility if it is approved. The maximum number of employees for the first year would be three. Visitors would be allowed between 10:00 a.m. to 7:00 p.m. daily. For the first year, she will have seven to ten residents. She is an Occupational Therapist and has been in the industry for 30 years. In the future, Mrs. Knights may want to provide physical therapy, occupational therapy, and possibly speech therapy. Tom Gaul questioned Mark Lazzari if this would be a permitted use. Physical therapy would be a permitted use. She intends to meet the sign requirement. She intends to meet the parking requirements.

Mr. Coyer submitted Exhibit A/1 – Pictures of the facility.

Kurt Knights testified about the number of parking spots around the building. There is a tar and chipped looped driveway around the building. The building is also equipped with a generator.

Timothy Koontz and Susan Koontz, neighbors, had concerns about the parking on the side of the building beside their property. They also had concern about the dumpster for the facility being close to the property line.

The Board went into executive session at 10:40 a.m. then returned to the public hearing at 11:00 a.m.

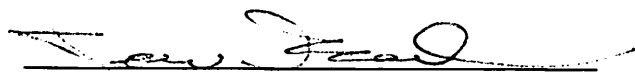
The ZHB had the following conditions:

1. Screening would need to be put in place between the dumpster and the property line. This could be vegetative or fencing.
2. Signage for visitor parking to distinguish visitor parking from staff parking.
3. If the use of the facility is going to take on patients for physical therapy or occupational therapy, they request the owners return to the ZHB for approval.
4. The owners will provide evidence that all required licenses have been obtained.

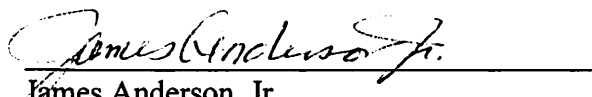
Jim Anderson made a motion to grant the special exception for the personal care home at 600 Slippery Rock Road (Map/parcel #280-S13-A93-0000 and 280-S13-A92-0000) with the conditions listed above. Tom Gaul seconded and the motion carried unanimously.

Alan stated that a written decision would be available within a few days.

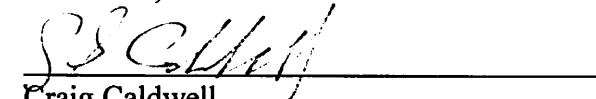
Jim Anderson made a motion to adjourn at 11:02 a.m. Craig Caldwell seconded and the motion carried unanimously.



Tom Gaul, Chairman



James Anderson, Jr



Craig Caldwell

Stephen Shinsky



Trista Dennison, Assistant Secretary

11/8/25

Date approved