

Slippery Rock Township Planning Commission

Minutes for: 2/9/2026

The Planning Commission meeting was held on February 9, 2026 at 6:30 p.m. in the Slippery Rock Township Building located at 155 Branchton Road, Slippery Rock, PA 16057.

The agenda was posted on the Township website and at the Township building on February 6, 2026. Copies of the agenda were available for attendees.

Board members present:

Tracy Frampton
Dan Ireland
Jack Lawson
Mary Purdy

Board members absent:

Bob Steele

Staff/Professionals present:

Planner/Assistant Zoning Officer, Clinton Bonetti
Assistant Secretary/Treasurer, Trista Dennison

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. by Tracy Frampton.

APPROVAL OF MINUTES:

Mary Purdy made a motion to approve the minutes from the 1/12/2026 Organizational Meeting and the 1/12/2026 Regular Meeting. Jack Lawson seconded and the motion carried.

OPEN COMMENTS: None

REVIEW OF PLANS:

- **Popovec Subdivision** – James Shuty from Northern Surveyors & Associates was present representing this subdivision. This property is located at 135 Beatty Road (map/parcel#030-4F13-A25-0000). This parcel currently is assessed in Brady Township. The plan is to divide the 73.06 acre lot into two lots using the Brady Township/Slippery Rock Township line as the dividing line. Lot 1 would be 46.98 acres and Lot 2 would be 26.08 acres. Lot 2 would be in Slippery Rock Township. Comments have been received from the Butler County Planning Commission.

Jack Lawson made a motion to conditionally approve the Popovec Subdivision and forward to the Supervisors for consideration contingent on the DEP approval of the Sewage Facilities Planning Module. Tracy Frampton seconded and the motion carried.

ZONING OFFICER REPORT:

1. Northern Surveyors and Associates submitted a subdivision (lot creation) for Doug Popovec on 135 Beatty Road.

Lot 1 – 46.98 acres is located in Brady Township showing approximate Township Line.
Lot 2 – 26.08 acres is located in Slippery Rock Township.

This lot will be land locked and the only access is located off Country Lane through a private Right of Way controlled by Lot 1 located in Brady Township.

Limited access would hinder further development without benefit of access.

The septic test pits are located in the eastern side of the parcel outside the 35 feet eastern setback near the Brunst property.

The plan is very clear.

Clinton reported that the Code Project Manager at eCodes sent an update. They anticipate providing the draft for Township approval this May. At the January Planning Commission meeting Clinton discussed a potential solar panel project in the Township. A subdivision has to be done prior to the application being submitted for a conditional use.

NEW BUSINESS:

- **Popovec Sewage Planning Module**

Dan Ireland made a motion to sign the Popovec Sewage Facilities Planning Module. Mary Purdy seconded and the motion carried.

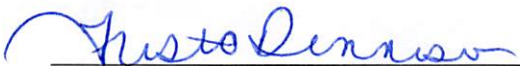
OTHER BUSINESS:

- **Multi-Municipal Comp Plan** – Tracy reported that they are still waiting to hear if Brady Township will be participating. Worth Township and Slippery Rock Township will be participating. If Brady Township does not wish to participate, Tracy will ask Ryan Countryman to revise the scope & budget. The application for the MAP Grant is due April 1, 2026.

CORRESPONDENCE: None

ADJORN MEETING:

Mary Purdy made a motion to adjourn the meeting at 6:48 p.m. Dan Ireland seconded and the motion carried.



Minutes Submitted by Trista Dennison



Date Approved