

# Slippery Rock Township Planning Commission

## Minutes for: 1/14/2019

Chairman, Tracy Frampton called the meeting to order at 6:37 p.m. In attendance were members, Jack Lawson and Dick Carr along with Rick Grossman, planning consultant. Member, Bob Steele and Engineer, David Neill were absent. No members of the public attended.

*Jack Lawson made a motion to approve the minutes as submitted from the 12/10/2018 regular meeting. Dick Carr seconded and the motion carried unanimously.*

### Open Comment(s):

None

### Review of Plan(s)

None

### New Business:

None

### Old Business:

Note: Woodbridge Subdivision – extension approved – deadline expiration 2/11/2019. Rick Grossman summarized this plan again briefly with the commission. No action to be taken at this time.

1. Ordinance Chapter 18 Sewers and Sewage Disposal continued. Rick reported that he has met with the Township SEO (sewage enforcement officer); and so is able to present the commission with a handout which included key points to consider. The key points included the following:
  - Ten Acre Exemption – the commission previously decided to allow but SEO recommends to strengthen protection for the Township due to abuse he has seen in other municipalities.
  - Require Site Plan with Setbacks – Require a site plan with setbacks clearly marked & prepared by a surveyor.
  - Require filing of Plan & Agreement in Recorder's Office.
  - Add language re: subsequent subdivisions of land. Rick described a situation which occurred in Crawford County.
  - State law limits fee for 10 acre exemption to \$25. This will be added to new fee schedule once adopted.
  - Accessory Mobile homes – allowed by zoning as companion dwellings plus add more written guidance to protect the Township.
  - Enforcement and cost of fines. Commission believes fines as currently described are adequate.
  - Other situations not requiring a Sewage Permit - 1. New dwelling is proposed to replace a previously existing dwelling – actions that can be taken for compliance.
  - New dwelling vs previously existing dwelling. A sewage permit is required if the SEO determines that the size and anticipated use of the new dwelling are not the same as or less those of the previously existing dwelling or the existing dwelling and/or system were not in use within one (1) year of the anticipated date of completion of construction of the new dwelling. Prior to sewage or building permit being issued for the replacement dwelling, the SEO shall conduct a minimum of three (3) consecutive dye test and site investigations to ensure that there is not evident of a surface malfunction.

- When permit is required - SEO wants the ability to issue permits at discretion based upon physical conditions.
- Installation of three (3) or less portable toilets at a single site is exempt from sewage permit requirements.
- Small Flow Systems – SEO present for sampling and testing. This prevents sampling error, and ensures AMR (Annual Maintenance Report) is filled out correctly and allows SEO to show owners how to operate and maintain the system.
- Holding Tanks – SEO provided different agreements for permanent and temporary holding tanks. Clarify that maintenance responsibilities are transferrable with real estate.
- Discretionary Maintenance Powers – The Township may, at its discretion, place additional maintenance requirements on any on-lot sewage system permitted by the Township. This activity may include a list of requirements.
- Permit expiration after 3 years and transfer of permit approved by Township.
- Language for Marking system location and allowing access.
- Add Replacement Area Requirements.

The commission reviewed the handout with the above recommendations for changes. The commission decided against requiring testing by the SEO for lot line revisions.

Rick Grossman will prepare a final draft for SRPC final review and recommendation.

2. Bicycle routes on Township Roads. Tracy Frampton noted that Tom McPherson and Bill Sonntag may be returning to the SRPC about officially designated proposed bike routes and miscellaneous information for the Township. Rick and Tracy added that there may be bicycle trail grants available for this year. Discussion ensued. This item will continue to be reviewed after additional bicycle route information is received.

**Correspondence:**

Memo – 2/25/29 @2:45 p.m. for UCC Changes. No action needed.

**Adjourn Meeting:**

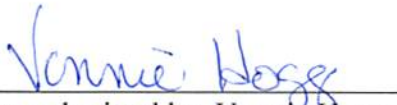
*Jack Lawson made a motion to adjourn the meeting at 7:35 p.m. Dick Carr seconded and the motion carried unanimously.*



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Planning Commission Chairman Tracy Frampton

3/11/19

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Date Approved



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Minutes submitted by, Vonnie Hogg