

Slippery Rock Township Planning Commission

Minutes for: 1/9/2017

Chairman Terry Doerr called the meeting to order at 6:33 p.m. In attendance were members, Tracy Frampton, Dick Carr and Jack Lawson, along with Rick Grossman, planning consultant. Member Bob Steele and engineer, David Neill were absent. Three members of the public attended.

Dick Carr made a motion to approve the submitted minutes from the 12/12/16 meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comment(s):

None

Plan(s):

Neer Subdivision. Jeff Shuty from Northern Survey was present representing this plan. David Neill submitted a report requesting the completion of the DEP Non-Building Waiver form. Discussion ensued.

Tracy Frampton made a recommendation to the Board of Supervisors to consider approval for the Neer Subdivision Plan contingent on the submission of the completed DEP Non-Building Waiver. Dick Carr seconded and the motion carried unanimously.

Crossroads Baptist Church at 302 Harmony Road. Ken Seivers and the pastor were present representing this plan. Discussion ensued. David Neill submitted a report, which included a number of deficiencies; the E & S Plan, the Stormwater Management Plan, clear site triangle, lighting plan, culvert information to be shown on plan, existing and proposed contour drawing. Lengthy discussion ensued between Mr. Seivers and the commission members. Rick Grossman recommended to the commission that he would like to them to consider as a conditional approval; that the Church plant some trees on the southern side of their proposed holding tanks facing the SR TWP property. The commission recommended that the Church engineer contact the SR TWP engineer for guidance. The Commission will continue their review of the Plan when the corrections, all completed drawings and documents are submitted.

SR Area School Distract Athletic Field Renovation “As Built”– The “As Built” is to be submitted to the TWP – deadline is January 16, 2017. David Neill will complete final inspection once the “As Built” is submitted. No Action needed at this time.

New Business:

Crossroads Baptist Church extension request – Supervisors approved the 6 month extension on 1/3/17. No further action needed.

Parking Lot Pavement Specifications – The Commission elected at this time not to proceed with any specifications for parking lot pavement.

Sidewalk Specifications - Rick Grossman presented the commission with a handout for sidewalk specifications. Discussion ensued which included PennDot Publication 655, which Rick recommends, but there is also PennDot Publication 408 to consider; Rick will discuss with David Neill for a recommendation as to which publication to reference and then the Supervisors can consider adoption by resolution.

Jack Lawson made a motion to authorize Rick Grossman to finalize this Sidewalk Specification with engineer, David Neill then submit to the Supervisors for approval by resolution. Dick Carr seconded and the motion carried unanimously.

Public Hearing for Abandonment of N. Creek Road: scheduled for February 27, 2017 at 3:00 p.m. Rick Grossman asking the SRPC to make a recommendation to the Supervisors. Discussion ensued.

Tracy Frampton made a recommendation to the Supervisors to grant the N. Creek Road Abandonment request. Dick Carr seconded and the motion carried unanimously.

Unfinished Business:

Chapter 27 revision continued: defining guests, boarders and permanent residents. Rick Grossman presented the commission with a handout updating the new definitions and Chapter 27 New Section 413: Guests and Boarders, which will also be sent to the TWP solicitor for review. Discussion ensued.

Tracy Frampton made a recommendation and authorizing Rick Grossman to forward this Chapter 27 revision which includes Chapter 27 Section 413 to the Supervisors for approval consideration contingent on the TWP solicitor's review and comments. Dick Carr seconded and the motion carried unanimously.

Zoning Map – Rick presented the proposed large copy for the SRPC and Supervisors to review and to be discussed at a public hearing; to be determined. Commission to review and comment of any corrections.

Correspondence:

BCPC comments on the Neer Subdivision - BCPC had no comments.

Adjourn Meeting

Jack Lawson made a motion to adjourn the meeting at 7:57 p.m. Dick Carr seconded and the motion carried unanimously.



Planning Commission Chairman, Terry Doerr



Date Approved



Secretary, Vonnie Hogg