

Slippery Rock Township Planning Commission

Minutes for: 10/12/2020

Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members, Terry Doerr, Bob Steele, Jack Lawson and Mary Purdy along with Mark Lazzari, Assistant Zoning Officer/Planner. David Neil, SR TWP engineer was absent. Two members of the public attended.

Minutes

Bob Steele made a motion to approve the minutes as submitted from the 9/14/2020 regular meeting. Mary Purdy seconded, and the motion carried unanimously.

Tracy Frampton revised the agenda in regards to the public attending to address their issue first and then continue as noted.

Open Comment(s):

Tina's Taxi – Tina Fenrick, owner was present. Tina summarized her service to the commission and conveyed her need to find a suitable location to park her taxi in a lockable garage (she also has purchased a pre-fab structure for consideration to be used) or a gated area. She has her main location at the Grove City Outlet and she services 5 counties and wants to place some satellite garages to be more affordable for people. There may be some signage on the garages also. Tina would like to know the zoning requirements and district restrictions of the Township. Discussion ensued with Mark Lazzari summarizing where the placement of a structure would be allowed as an Accessory Structure or what actions would have to be taken to be permitted in districts as a Special Exception. Mark also presented Tina with a zoning map showing the districts in the proximity of her placement interest. Tracy suggested that she find a suitable place to locate the portable garage as an accessory commercial use in a district that allows commercial uses, or find a pre-existing garage/space to rent in the residential/agricultural districts. The question then would be, would this cause a problem, would it be a suitable use within a residential district. Discussion ensued. Mark added that if Tina found the right situation depending on what district it is located, then the SRPC can advise further about signage, set-backs and additional information for compliance.

Review of Plan(s):

Reynolds Lot Line Revision – Owner Jeff Reynolds was present representing this plan. Jeff summarized his plan as submitted which is to basically consolidate three lots into one for on-lot sewage approval. David Neill, Township engineer, submitted comments on the plan as follows: the plan is acceptable, but would like to see the flood plain limit for Wolf Creek plus see the recorded ROW agreement as noted on the plan. Discussion ensued, which included discussion over simply removing the internal existing 50' private right-of-way and sewage perc tests.

Jack Lawson made a motion to recommend conditional approval on the Reynolds – Lot Line Revision Plan to the Board of Supervisors for consideration contingent on the following: receipt of the BCPC comments and Provide copy of the Private R.O.W agreement. Bob Steele seconded and the motion carried unanimously.

Furey Plan of Lots – This plan is taxed completely in Plain Grove Township, Lawrence County, but the access to the property is located in Slippery Rock Township, Butler County and Liberty Township, Mercer County. Lawrence County will require a signature block for the Township SRPC and Supervisors to comment, if any, and sign the Mylar as presented. A very brief discussion ensued and SRPC had no comments.

Terry Doerr made a motion to recommend approval on the Furey Plan of Lots and forward the plan to the Board of Supervisors for consideration noting that the SRPC had no comments. Bob Steele seconded and the motion carried unanimously.

Old Business:

- **Solar Energy Systems Ordinance** - Residential and Commercial. A very brief discussion ensued and no new changes are to be made per our last meeting discussion.
- **Wind Energy System Ordinance** – continued. This will be tabled until the next meeting.

Other Business:

- **Mr. Shinsky proposed self-storage units.** Mark Lazzari summarized the owner’s plan to erect storage units off of S.R. 108 west. Mark also discussed with the owner the Township Ordinances in regards to the storage facility noting that one requirement is to have two entrances/exits approx.10-12 feet apart. Mark noted that this is a courtesy review – that he has not submitted a development plan to date. If an application is submitted, it would be considered and addressed by the Zoning Hearing Board as a Special Exemption.
- **Tina’s Taxi** – discussed earlier in the meeting.
- **3909 William Flynn Highway.** Discussion regarding an inquiry by a prospective buyer as to what the TWP ordinances would permit for resident to live on a property that would also host the Big Butler Parts A Rama. Mark continued by summarizing the 2-step procedure as follows: 1. Request a zoning district change to have all properties rezoned to C-1 Highway Commercial, 2. Submit an application to the TWP Zoning Hearing Board for a Special Exception for consideration of approval of a flea market. A discussion ensued. The SRPC agreed that the property in question would not be consistent with the residential character of this area in the Township. A letter will be drafted and forwarded to the inquiring persons by the zoning officers informing them of the PC’s concerns.

Bob Steele made a motion to relay to the inquiry for the 3909 William Flynn Hwy. properties, that the SRPC is not in support of a zoning map amendment. Jack Lawson seconded and the motion carried unanimously.

- Mark Lazzari announced that Berkshire Reality was inquiring about property in front of the Heights along Route 173/Grove City Road zoned C-1 Highway Commercial for storage of car trailers. He did not have any additional information from this inquiry at this time.
- **2021 meeting dates.** Tracy Frampton asked the commission to review and table until next meeting.

Correspondence:

- **Zoning Hearing Board** – public hearing 10/20/2020 at 6:00 p.m. Tracy Frampton announced this public hearing was for a sign variance for the entrance/exit. No action needed.

Adjourn Meeting:

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



Planning Commission Chairman Tracy Frampton



Date Approved



Minutes submitted by, Vonnie Hogg