

# Slippery Rock Township Planning Commission

## Minutes for: 11/12/2018

Chairman Terry Doerr was absent therefore Vice-Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members, Jack Lawson, Dick Carr and Bob Steele along with Rick Grossman, planning consultant. Engineer, David Neill was absent. Two members of the public attended.

*Dick Carr made a motion to approve the minutes as submitted from the 9/10/18 regular meeting; October 2018 meeting was cancelled. Bob Steele seconded and the motion carried unanimously.*

### Open Comment(s):

Bicycle Route on Township Roads - Bill Sonntag and Tom McPherson were present to discuss and review this issue. SR Development and SR Business Association have been reviewing ideas in regards to bike trails. There are some grants available and these organizations have not yet applied for any but probably would be through Butler County tourism grants. They believe that SR is a connection to the bike trail at Moraine's North Shore. Bill asked if there are any universal regulations for signage or stenciling on Township Roads. Tom continued asking what are the legalities and procedures of designating a bicycle route on Township Roads.

Tracy commented as follows:

Bicycles are allowed on any road except an interstate. It is common that there is signage along roads with language to share the road. Stenciling the road or designating a road as a bicycle route may imply that there is a designated lane and the shoulder is paved and there is room for the bike riding. This leads to the question of who is responsible for this activity and liable for designating a bike route.

Rick added the following:

Comments on the recent Grove City Borough bicycle trail project. Rick noted other areas could be considered for the trails, which may include the Western PA Conservancy properties along Miller Road. The Township solicitor would have to review the legality of a third party putting signs and stencils on Township Roads. Other grants are possibly available.

Discussion ensued. Bill and Tom will get information on what roads are to be designated for the bike route to Moraine State Park and forward to Rick. Rick will contact the solicitor to find out the legality and liability of the Township.

### Review of Plan(s)

Note: Woodbridge Subdivision – extension approved. Deadline expiration 2/11/2019. No action needed.

### Old Business:

None

### Other Business:

1. Ordinance Chapter 18 Sewers and Sewage Disposal – Rick summarized that in July our solicitor informed the Township that the Sewage Ordinance allowed us to do regulations which meant we could further the sewage regulations without actually changing the ordinance. Rick Grossman presented the commission with a handout for review and consideration which included the following:
  - Ten Acre Exemption. The commission agreed to consider some suggestions from Rick and SEO, Doug Duncan, which includes requiring that a site plan be recorded. Rick believes that the recorder of deeds will not accept a site plan to record if not part of a land subdivision. A lengthy discussion ensued. Rick conveyed that the SEO cautions that once you have the exemption and if there is a subsequent subdivision then it is important to be able to ensure that the isolation distances are not violated. Rick added that some of these conditions are to protect the Township. Tracy recommended to make the site plan part of the ten acre exemption and keep on file at the Township.

- Accessory Mobile Homes for hardship cases. Township already allows this by zoning but Rick and the SEO recommend more written guidance to protect the Township as follows: 1. Limit mobile home flows to 400 gpd or less. 2. Annual review and update of hardship conditions - which could be addressed by sending letter to residents. 3. Any hardship exemption is non transferrable.
- Small Flow Systems. SEO recommends that he is present for sampling and testing to prevent sampling error, and ensures the annual AMR is completed correctly. It also allows SEO to show owners how to operate and maintain their systems.
- Holding Tanks. SEO recommends three different agreements for permanent temporary and mineral use holding tanks. Clarify that maintenance responsibilities are transferrable with real estate.
- Other Situation not requiring a Sewage Permit. 1. A sewage permit is not required if a new dwelling is to replace a previously existing dwelling with the anticipated use same as or less than those previously existing dwelling and the SEO determines that the previously existing dwelling and system were in use within one (1) year. 2. A sewage permit is required if the SEO determines that the size and anticipated use of the new dwelling are as or less than those of the previously existing dwelling or the existing dwelling and/or system was not in use within one (1) year of the anticipated date of completion. Prior to a sewage or building permit being issued, the SEO shall conduct a minimum of three (3) consecutive dye tests and site investigations to ensure that there is no evidence of a surface malfunction. 3. Installation of three (3) or less portable toilets at a single site is exempt from sewage permit requirements and how to apply to outdoor events and how many portable units to require for the number of people attending.
- Ordinance issues: These items cannot be handled through regulations; the ordinance would have to be amended for implementation: discretionary maintenance powers, permit expiration dates, clarification permitting for alternate and experimental systems. Rick will research alternate and experimental systems and get back to the commission.
- Fines

Discussion ensued. Rick Grossman and Doug Duncan will design a draft and return to the commission for review and consideration.

2. 2019 meeting dates. Discussion ensued.

***Bob Steele made a motion to approve the 2019 Meeting Dates as submitted. Jack Lawson seconded and the motion carried unanimously.***

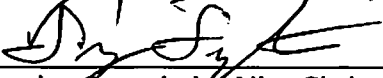
3. SRPC Annual activity report. A brief discussion ensued. This review will continue at the December meeting.

**Correspondence:**

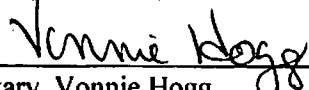
US Postal Service – new requirements for (CBU’s) Cluster Mail Boxes for new developments. SRPC has invited Post Office personnel from operations department to review and discuss; possibly will be available for the December 2018 meeting.

**Adjourn Meeting:**

***Jack Lawson made a motion to adjourn the meeting at 7:48 p.m. Dick Carr seconded and the motion carried unanimously.***

  
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 Planning Commission Vice-Chairman Tracy Frampton

12/10/18  
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 Date Approved

  
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 Secretary, Vonnie Hogg