

# Slippery Rock Township Planning Commission

## Minutes for: 11/9/2020

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. Three members of the public attended.

### Minutes

*Bob Steele made a motion to approve the minutes as submitted from the 10/12/2020 regular meeting. Jack Lawson second, and the motion carried unanimously.*

### Open Comment(s):

William Cypher presented his plans for a minor subdivision for his son. He wanted to review his plans with the board and get clarification regarding a right-of-way along his properties. Basically, his plan is to subdivide an approximate 2-acre lot for his one son. Access will be provided through a private right-of-way, which serves 2 other lots. This was a courtesy review with instructions for the on-going project.

### Review of Plan(s):

Lee Ligo began by first presenting a drawing and a summary of the estate planning as an overview for the plans listed below. He then continued individually as follows:

**Ligo Subdivision.** Lee and Brett Ligo were present representing this plan. Discussion ensued. Tracy noted that this plan is simply carving out a non-building 2.38-acre parcel identified as Lot 3, which was surveyed along with other parcels in the plan to confirm all corners of all the parcels shown on the plan. Tracy noted that a ROW agreement should be provided. Brett Ligo conveyed he would submit it to the Township office.

*Jack Lawson made a motion to recommend conditional approval on the Ligo Subdivision to the Board of Supervisors for consideration contingent on the following: receipt of original ROW Agreement. Mary Purdy second, and the motion carried unanimously.*

**Ligo Lot Line Revision No 2.** Lee and Brett Ligo were present representing this plan. Discussion ensued. Tracy added that this plan is basically shifting a property line and separating a ROW for whenever the Lee Ligo family home is sold in the future so that they will not have to share the existing ROW with future new owners. A new ROW was created which will run parallel to an existing ROW. Discussion continued in regards to the new ROW agreement. Brett Ligo conveyed that he will submit the ROW agreements to the Township.

*Mary Purdy made a motion to recommend conditional approval on the Ligo Subdivision to the Board of Supervisors for consideration contingent on the following: receipt of original ROW Agreement. Jack Lawson second, and the motion carried unanimously.*

### Old Business:

Mark Lazzari stated that the following ordinances will be reviewed as the final draft at the December meeting and possibly be ready after the first of year to forward to the Supervisors for consideration:

- **Solar Energy Systems Ordinance** - Residential and Commercial.
- **Wind Energy System Ordinance**

### Other Business:

- **2021 meeting dates.** A brief discussion ensued.

*Bob Steele made a motion to approve the SRPC 2021 meeting dates as submitted. Jack Lawson seconded and the motion carried unanimously.*

The meetings will be ready to advertise.

**Correspondence:**

- BCPC review and comments on the Furey, 1 lot & Residual #20221 and Reynolds, Lot Line Revision, #20229. No action needed.
- Zoning Hearing Board – memo for special exception for 490 Stoughton Road 11/24/2020 @ 6:00 p.m. No action needed.

**Adjourn Meeting:**

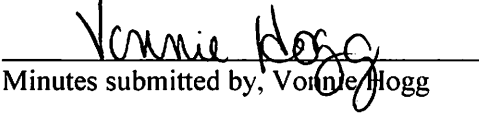
*Jack Lawson made a motion to adjourn the meeting at 7:38 p.m. Mary Purdy seconded and the motion carried unanimously.*



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Planning Commission Chairman Tracy Frampton

12/14/2020

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Date Approved



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Minutes submitted by, Vernie Hogg