

Slippery Rock Township Planning Commission

Minutes for: 12/10/2018

Chairman Terry Doerr was present but recommended that Vice-Chairman, Tracy Frampton continue conducting the meeting. Tracy 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. Three members of the public attended.

Dick Carr made a motion to approve the minutes as submitted from the 11/12/18 regular meeting. Bob Steele seconded and the motion carried unanimously.

Open Comment(s):

None

Review of Plan(s)

Arrowhead Pointe Subdivision – Land Owner, Michael Bencic was present representing this plan. Discussion ensued beginning with Rick Grossman presenting a summarization of the use of the existing properties surrounding this Lot 2 within the Arrowhead Pointe subdivision and continued with summarizing the plan layout adding that the only question was the drainage of the lot as per the Engineer's Report below. Rick visited the site today and reported that his observation of the stormwater controls were adequate for this subdivision and noted that if any future development will be conducted on this new lot 2 and additional stormwater controls are needed; they will be addressed during the review and approval process. Rick also had the following comments: 1. the development sign is located in Lot 2. – Rick recommended an agreement and the landowner noted he will be designing some type of sign agreement. 2. the plan shows an offset where pavement crosses the line – Rick recommended an agreement and the landowner noted he will be designing a cross parking agreement. Tracy Frampton recommended that a statement be added to the plan to clarify access to the sign located on Lot 2. Rick added that a statement on the plan should include language that protects the landowner's rights for purpose of maintenance in the R.O.W. and should read as follows: Lot 1-R shall retain rights to enter Lot 2 for any purpose related to the maintenance or alteration of the existing sign, including all subsurface electrical connections to the sign. The office will contact Northern Surveyors and Associates for update notification.

Bob Steele made a recommendation to forward the Arrowhead Pointe Subdivision to the Board of Supervisors for approval consideration contingent on the one condition to add language to the plan that protects the landowner's rights to access the sign for purpose of maintenance in the Right Of Way as follows: Lot 1-R shall retain rights to enter Lot 2 for any purpose related to the maintenance or alteration of the existing sign, including all subsurface electrical connections to the sign. Dick Carr seconded and the motion carried unanimously.

Engineer Report

David Neill, engineer submitted a report as follows: The Arrowhead Pointe Subdivision looks good. His one comment on the plan was that the landowner may want provisions made on Lot 1-R to allow for the stormwater discharge from Lot 2 to flow through the ditch along the front.

Old Business:

1. Ordinance Chapter 18 Sewers and Sewage Disposal continued. Rick reported that he has not been able to meet and review with the Township SEO; therefore wishes to wait for further consideration from the SRPC until after this meeting. The commission agreed to continue review after Rick has met with the SEO.
2. SRPC Annual activity report. Tracy noted that this report includes all the items accomplished by SRPC for 2018.

Dick Carr made a motion to approve the 2018 SRPC Annual Activity Report as submitted and forward to the Board of Supervisors. Jack Lawson seconded and the motion carried unanimously.

3. Bicycle routes on Township Roads. Tracy Frampton added that Tom McPherson and Bill Sonntag will be returning to the SRPC about officially designated proposed bike routes and miscellaneous information for the Township. Tracy added bicycles are allowed on any state or public highway and the township roads under the Share to Ride program. Tracy added that there was a question in regards to designating an official route as a bicycle route and would this add liability to the township. Rick added that the TWP solicitor responded to the volunteer questions as follows: volunteers can work on the road for bicycle projects like this without increasing undo liability in conjunction with a Release/Waiver for the volunteers to sign as designed by the TWP solicitor. This volunteer activity as agreed by the SRPC would have to be conjunction with Township officials. Discussion ensued. This item will continue to be reviewed after bicycle route information is received.

Other Business:

None

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 attend their meetings, but they have never been able to attend per their schedule. The SRPC agreed to review and consider the submitted information during any future new developments and additional phases to existing developments to have CBU’s installed for delivery.

Rick Grossman added the following information in regards to TWP ordinances;

- Six students had a disturbance; advertised a party and were cited for nuisance gathering. A hearing was held in November with convictions through district court for violating the TWP Nuisance gathering ordinance which SRPC worked on. There was a minimum fine along with 10 hours community service given to each student. That was the TWP’s 10th conviction per this ordinance; therefore this ordinances seems to be very effective.
- One student tripped a fire alarm 3 times during SRU Homecoming weekend and he just paid the monetary assessment which goes to the SR Fire Department, per the TWP Fire Alarm ordinance. Rick commented that SRPC worked on this ordinance and seems to very effective.

Adjourn Meeting:

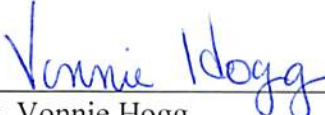
Jack Lawson made a motion to adjourn the meeting at 7:10 p.m. Bob Steele seconded and the motion carried unanimously.



Planning Commission Vice-Chairman Tracy Frampton



Date Approved



Secretary, Vonnie Hogg