

# Slippery Rock Township Planning Commission

## Minutes for: 2/12/2018

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

*Dick Carr made a motion to approve the minutes as submitted from the 1/8/2018 reorganization and 1/8/2018 regular meeting. Jack Lawson seconded and the motion carried unanimously.*

### Open Comment(s):

None

### Review of Plan(s):

- **Thompson Consolidation Plan (Lot Line Revision)** - Present and representing this plan was, Jason & Amy Thompson along with surveyor, Mark Massella. Rick Grossman commented on the plan, indicating it is a very simple plan of taking two lots and consolidating into one lot. Rick noted that they are getting rid of a non-conforming lot only marginally usable. Rick's only concern is the survey pins were not set on all four corners and the reason is that lot 1 was older and one survey pin may not have been set there. Rick believes that having only three survey pins would not do any harm to the public interest. Discussion ensued.

*Jack Lawson made a recommendation to the Board of Supervisors to consider approval on the Thompson Consolidation Plan contingent on the following: 1. Waive the 4<sup>th</sup> survey pin placement requirement due to the fact that lot 1 predated the TWP Subdivision Ordinance. 2. David Neill's review and comments. 3. Butler County Planning Commission's review and comments. Dick Carr seconded and the motion carried unanimously.*

- **Bob McClelland – hoop building-** multi-sport complex– Oakview Golf Course – Bob McClelland presented his tentative plans for this building noting that the building is 376 ft. x 217 ft. inflatable hoop building equaling 81,592 sq. ft. Rick Grossman also commented on the zoning and the building layout information, which is complaint with our ordinances. Discussion ensued. Rick added that Bob McClelland will have to do a land development, stormwater management plans plus connection of the existing parking to the site. Further discussion ensued. The hoop building height is 65 feet and Rick noted that in regards to the increase of height above 45 ft., in that zoning district, you have to increase your property set-backs by 1 foot for each foot in height and if over 50 feet in height; will need a letter from the Fire Department stating that the structure will not be a hazard. Rick gave Bob some information of what is included in the land development process plus the TWP SEO information to contact and discuss any sewage questions and noted that we do have wall sign regulations. This is an inquiry only and no action needed at this time.
- **Woodbridge Drive Subdivision** – no new information submitted. Extension expires 5/10/18. No action needed.
- **Woodbridge Drive Land Development** – no new information submitted. Extension expires 3/9/2018. Discussion ensued and noted that this plan will expire before our next meeting and Rick Grossman recommended the following: the applicant will need to send a letter requesting an extension to the Board of Supervisors before February 26, 2018 or this plan will be rejected. The TWP office will forward a letter to the applicant.

*Jack Lawson made a motion to reject the Woodbridge Drive Land Development unless the applicant forwards a letter requesting another extension to the Board of Supervisors by February 26, 2018. Terry Doerr seconded and the motion carried unanimously.*

**Correspondence:**

**McKnight Subdivision** – request for a 6 month extension. Discussion ensued.

*Jack Lawson made a motion to grant McKnight Subdivision a 6 month extension. Dick Carr seconded and the motion carried unanimously.*

**Old Business**

None

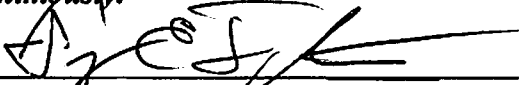
**Other Business**

**Floodplain conservation practices** – Rick Grossman reviewed a hand-out titled: “Optional Floodplain Conservation Practices: Modification of Zoning District Setbacks”. Rick presented a summary of how this came into effect; FEMA had sent a letter mandating the Flood Plain Ordinance be adopted. After the floodplain ord. adoption a lot of people in the Township that were not in the floodplain will now be included and small lots will only be marginally usable. Karen and Rick attended some floodplain training and Karen had suggested that some type of floodplain variance should be available and this is how this modification came about. Rick drafted the modification and submitted it to FEMA and it was approved it. This modification will not have to be heard by the Zoning Hearing Board it can be heard by the Board of Supervisors with advice from the Slippery Rock Planning Commission. Discussion ensued. This modification will allow the TWP to use the floodplain ordinance to redefine the zoning set-backs to encourage people to build outside the floodplain. Discussion continued which included the fees and the review and comment time frame. Rick Grossman’s advice is to not adopt the floodplain ordinance until the digital maps can be reviewed, which will be available in approx. one month.

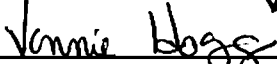
*Tracy Frampton made a motion to recommend to the supervisors to approve the inclusion of the Optional Floodplain Conservation Practices: Modification of Zoning District Setbacks in the floodplain ordinance including a fee of \$100 application and \$100 escrow. Dick Carr seconded and the motion carried unanimously.*

**Adjourn Meeting**

*Jack Lawson made a motion to adjourn the meeting at 7:40 p.m. Dick Carr seconded and the motion carried unanimously.*

  
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Planning Commission Chairman, Terry Doerr

3/12/10  
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Date Approved

  
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Secretary, Vonnie Hogg

*Vice Chairman, Tracy Frampton.*

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VICE PRESIDENT, TRACO SYSTEMS

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