

**Slippery Rock Township Planning Commission**  
**Minutes for: 3/12/2018**

Chairman Terry Doerr was absent therefore Vice-Chairman Tracy Frampton called the meeting to order at 6:36 p.m. In attendance were members, Jack Lawson and Dick Carr, along with Rick Grossman, planning consultant. Member, Bob Steele and engineer, David Neill were absent. One member of the public attended.

*Dick Carr made a motion to approve the minutes as submitted from the 2/12/2018 regular meeting. Jack Lawson seconded and the motion carried unanimously.*

**Open Comment(s):**

None

**Review of Plan(s):**

- **ACC Holdings/Don Huffman Lot Line Revision Consolidation Plan.** James Shuty from Northern Surveyors & Associates was present and representing this plan. Tracy Frampton lead the discussion in accordance to the report submitted by David Neill, engineer with added comments from Rick Grossman as follows:
  1. David commented that the plan proposes consolidating non-contiguous lots. Rick added that our ordinances does not explicitly prohibit the consolidation of non-contiguous lots. There are several non-continuous lots separated by public roads already within our TWP. Rick believes if Butler County Tax Assessment does not have a problem with this type of consolidating then the TWP does not prohibit.
  2. David commented that encroachments and blockage of the existing private right of way on the north and west of the original parcel. More information on the private right of way is needed. If the right of way belongs to the property owner (Huffman), then it should be abandoned and consolidated into the lots eliminating the non-contiguous lot situation. It doesn't appear that the right of way to the north or west serves as access along the lots. The ROW to the south could remain for access. A lengthy discussion ensued. James Shuty noted that ownership of the rights of way appears to still reside with the original owner. However, he and the SRPC interpreted that this ROW is only used by the owner (Huffman) and serves no other purpose. SRPC believes that this ROW can be abandoned at a later time and would not affect the approval consideration by SRPC and the Supervisors.
  3. David commented that the only well on the plan is located along Ralston Road. James Shuty confirmed that the well is placed along Ralston Road.
  4. The existing lot is non-confirming and does not meet set back requirement. The proposed plan helps to bring the lot closer to meeting requirements. Rick and SRPC agreed with David's comments.

BCPC reviewed the plan on March 9<sup>th</sup> and did not have any comments.

*Jack Lawson made a motion recommending approval to the Supervisors to consider for the Huffman Lot Line Revision & Consolidation Plan as submitted. Dick Carr seconded and the motion carried unanimously.*

- **Note: Woodbridge Subdivision** – no new submission. Deadline expiration 5/10/18. A brief discussion ensued that the deadline will be before our May meeting therefore the expiration date will be reviewed at the SRPC April meeting.
- **Note: Woodbridge Land Development** – Extension approved by Supervisors 2/16/18. Deadline expiration 9/10/18. No action needed.
- **Note: McKnight Subdivision** – no new submission. Deadline expiration 10/18/18. No action needed.

**Correspondence:**

- Supervisors approved a 6 month extension on 2/26/18 to the Woodbridge Drive Land Development to expire 9/10/18. No action needed.
- BC Planning Commission review of Huffman Lot Line Revision. Reviewed earlier under Plans.

**Old Business:**

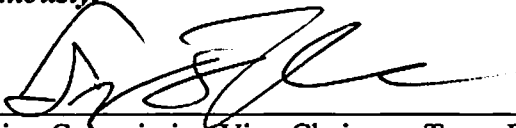
None

**Other Business:**

**Floodplain Information** – Rick Grossman discussed with the commission his idea of presenting the TWP residents floodplain information on the new floodplain mapping in a town hall meeting format. The commission agreed with the town hall meeting approach and it is to be sponsored by Slippery Rock Planning Commission and the Supervisors. It will be advertised in the Butler Eagle and additional sign posting to be done through-out the Township. Tentative Dates; June or July. Rick and the TWP office will coordinate and complete this action.

**Adjourn Meeting:**

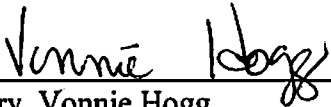
*Jack Lawson made a motion to adjourn the meeting at 7:05 p.m. Dick Carr seconded and the motion carried unanimously.*



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Planning Commission Vice-Chairman Tracy Frampton

4/9/18

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Date Approved



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Secretary, Vonnie Hogg