

Slippery Rock Township Planning Commission

Minutes for: 3/13/2017

Chairman Terry Doerr called the meeting to order at 6:30 p.m. In attendance were members, Tracy Frampton, Jack Lawson, Dick Carr, along with Rick Grossman, planning consultant. Member Bob Steele and engineer, David Neill were absent. No members of the public attended.

Dick Carr made a motion to approve the minutes as submitted from the 2/13/17 regular meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comment(s):

None

Review of Plan(s):

Crossroads Baptist Church, 302 Harmony Road - the review will continue at future meetings.

Old Business:

Proposed Solid Waste Ordinance Chapter 20- continued. Rick Grossman reviewed and discussed the handout information which was presented to the commission at last month's meeting which includes two new definitions titled Non-Customary Outdoor Storage and Nuisance which would be applied uniformly within the Township. Discussion ensued.

Tracy Frampton made a recommendation to forward the proposed amendment to Chapter 20 Solid Waste Ordinance as discussed adding new definitions; Non-Customary Outdoor Storage and Nuisance to the Township solicitor for review and the Supervisors for consideration. Dick Carr seconded and the motion carried unanimously.

Terry Doerr reported that a property at Smith Valley Road has additional junk cars on property. Rick Grossman summarized how the Township is addressing issues with this property owner. Rick also added an explanation of public health and safety issues vs. how it relates to a property maintenance ordinance. Rick Grossman and the commission agreed that at this point no new property maintenance ordinance would be considered.

Other Business:

- **Medical Marijuana (processing or dispensing).** Rick Grossman reported that PA passed ACT 16 (2016) legalizing Medical Marijuana for about 13 medical conditions; ACT 16 is very strict and highly regulated. Rick conveyed how the regulations include license for growers, processors and sellers and believes that they will be very secure facilities. The law states that this type of activity shall be treated under local zoning as other manufacturing and processing facilities. A dispensary facility shall be treated as other retail facilities. The only locational limit is that a processor cannot be within 1000 ft. of a school or day care center. Rick believes that our zoning ordinance covers the placement of the grower, processors and dispensary facilities. The commission along with Rick Grossman agrees that this ACT 16 is well regulated by the state and the Township Zoning Ordinance as it exists.
- **Flood Plain set-backs.** Rick Grossman reported that he and Karen Connell attended flood plain training in Beaver County. Rick reviewed the proposed FEMA/SR TWP Flood Plain map, which is being worked on to be enforced 1 year from today. Rick explained that new regulations do allow people the ability to get elevations of their property on a case by case basis and if the elevation

shows they are out of the flood plain the Township can accept that. This activity will be costly to the resident but at least they have that option. Rick continued to summarize other regulations of property owners in the flood plain areas. Rick and Karen both agreed that it would be a good idea to encourage people not to build in the floodplain but give them more flexibility to their property. A lengthy discussion ensued. Tracy Frampton suggested that designating a specific Flood Plain Variance and associated cost may give the property owner some additional flexibility. Rick Grossman is to check with Leslie Rhoads from DCED, to see if we can incorporate this into the Flood Plain Ordinance. Rick will report back his findings.

Correspondence:

- David Neill report and comments on the Crossroads Baptist Church. No Action needed.

Adjourn Meeting

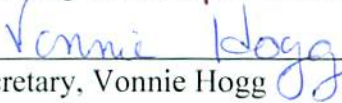
Jack Lawson made a motion to adjourn the meeting at 7:42 p.m. Dick Carr seconded and the motion carried unanimously.



Planning Commission Chairman, Terry Doerr

4/10/17

Date Approved



Secretary, Vonnie Hogg