

Slippery Rock Township Planning Commission

Minutes for: 3/9/2020

Chairman, Tracy Frampton called the meeting to order at 6:33 p.m. In attendance were members, Terry Doerr, Jack Lawson, and Mary Purdy along with Mark Lazzari, Temporary Zoning Officer. Member, Bob Steele was absent. No members of the public attended.

Jack Lawson made a motion to approve the minutes as submitted from the 2/10/2020 regular meeting. Terry Doerr seconded and the motion carried unanimously.

Open Comment(s): None

Review of Plan(s)

Shaffer Lot Consolidation – James Shuty from Northern Surveyors was present representing this plan. BCPC reviewed the plan with no comments. Tracy added that these parcels are located in the Weathervane Drive development which has public sewage/water. David Neill, engineer reported via email that he had no issues with this plan. Mark Lazzari reported that this plan meets the set-back requirements. A brief discussion ensued.

Jack Lawson made a motion to forward the Shaffer Lot Consolidation Plan to the Supervisors with recommendations for them to consider approval on this plan as submitted. Terry Doerr seconded and the motion carried unanimously.

New Business:

Solar Energy System Ordinance – Tracy and Mark reviewed and discussed a few model ordinances for residential and commercial solar applications with the commission. A lengthy discussion ensued highlighting the following areas:

1. Definitions of Solar Energy System Facilities.
2. Residential and Commercial Solar Energy Systems uses and applications.
3. Applicable zoning districts.
4. Lot sizes, height, setbacks, fencing, noise, screening, lighting, glare, electrical cabling, agreements/easements, permits, escrow and solar access.
5. Additional development requirements.
6. Decommissioning and Reclamation.

Tracy and Mark will be attending the Supervisors meeting tonight and will review this subject with the board to see if they want the SRPC to continue investigation of this type of ordinance.

Inquiry - Possibility of a cold mix paving plant in the Township. Scott Foreman, Hampton Technical Associates, Inc, representative for the company inquiring about a cold mix paving plant on a proposed area located within the Township submitted aerial maps of the proposed property and a rough plant sketch. He was not present since this was a courteous review only at this time. Mark Lazzari also presented an aerial map for the commission use which shows the surrounding land uses and surrounding zoning districts. Discussion ensued which included the review of the existing zoning definitions of Heavy Manufacturing vs. Light Manufacturing and how they apply to this type of proposed industry. Additional discussion ensued in regards to procedures for zoning map amendments since this property is located in the RC-1 Rural Conservation Zoning District and the possibility of amending the zoning map to I-1 Light Industrial District.

SRPC agreed that they have no opposition to this type of development in the proposed area plus no opposition to the rezoning of the property from RC-1 to I-1. Tracy Frampton will verbally review with the Supervisors to see if they have any concerns or comments, before they contact the company inquiring.

Old Business: - None

Correspondence:

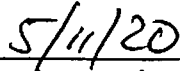
Training – Planning code refresher and duties of the planning commission – Meadville, PA. May 19th 6-9pm. If any interest the office can make reservations.

Adjourn Meeting:

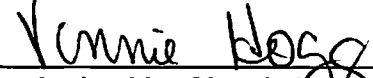
Jack Lawson made a motion to adjourn the meeting at 7:41 p.m. Mary Purdy seconded and the motion carried unanimously.



Planning Commission Chairman Tracy Frampton



Date Approved



Minutes submitted by, Vonnie Kogg