

Slippery Rock Township Planning Commission Minutes for: 4/10/2017

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

Dick Carr made a motion to approve the minutes as submitted from the 3/13/17 regular meeting. Tracy Frampton seconded and the motion carried unanimously.

Open Comment(s):

None

Review of Plan(s):

Crossroads Baptist Church, Land Development at 302 Harmony Road – Pastor David Duncan and Ken Seivers were present representing this plan. Pastor David reported that the BC Conservation District conveyed to him that since this land development is under 1 acre that the church plan did not need to be reviewed by them. Brief discussion ensued. David Neill commented on the plan reporting that the revision as submitted are in compliance with the TWP Ordinance with the exception of the silt sock size; David will contact the plan engineer to clarify. Rick Grossman added some information from the TWP SALDO in regards to the BC Conservation District comments; David Neill will follow-up with BC Conservation District for clarification. Rick also noted a typo on the site plan in the sidewalk note section. Discussion ensued.

Tracy Frampton made a recommendation to the Supervisors to consider approval on the Crossroads Baptist Church at 302 Harmony Road Land Development Plan contingent on the following: 1. Correct typo in the sidewalk note section on the site plan Dwg. #C-1 2. Silt Sock Size to be clarified by the Church engineer and TWP engineer 3. BC Conservation District review to be confirmed by TWP engineer. Dick Carr seconded and the motion carried unanimously.

Old Business:

Flood Plain set-backs. Rick Grossman continued with this discussion from the 3/13/17 meeting. Rick noted that his handout titled "Floodplain Conservation Practices: has been discussed with DCED/Dan Fitzpatrick, whom noted that this practice has not been considered and believes it is a good idea to be included in the Floodplain Ordinance. The action is for Rick to draft this information and present it to the TWP authorities and submit to DCED to consider approval and adopt into the Floodplain Ordinance. Discussion and review of handout ensued. Tracy Frampton added that the front or side yard setbacks are considered in these practices and would like to consider the back-yard setbacks also. Further discussion ensued. The commission agreed to have Rick submit this information to DCED for review and approval as discussed adding the back yard setback language and then continue with discussion with TWP supervisors.

Terry Doerr made a motion to have Rick Grossman submit the Floodplain Conservation Practices to DCED for review and approval as discussed adding the back-yard setback language. Dick Carr seconded and the motion carried unanimously.

Other Business:

SPC Active Transportation Plan – Bike/Ped Butler County- collecting data. A brief discussion ensued. Rick Grossman will respond via email to the county planning department indicating the township's desire to be included in this study, as this topic has been discussed previously by the SRPC.

Correspondence:

PSATS Wednesdays Webinars/ Planning Commission and ZHB. If anyone is interested they are to contact the office.

Rick Grossman added some concerns about the BC Conservation District consistency of regulations for the E&S plans. Discussion ensued. David Neill believes if there is a change to the E&S plans some type of notification should have been received from the BC Conservation District, which to date has not been received. David Neill to follow-up with the BC Conservation District and request notification in writing. This discussion will continue at the next meeting.

Adjourn Meeting

Jack Lawson made a motion to adjourn the meeting at 7:25 p.m. Bob Steele seconded and the motion carried unanimously.



Planning Commission Chairman, Terry Doerr



Secretary, Vonnie Hogg



Date Approved