

Slippery Rock Township Planning Commission

Minutes for: 4/9/2018

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

Dick Carr made a motion to approve the minutes as submitted from the 3/12/2018 regular meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comment(s):

None

Review of Plan(s):

- **Note: Woodbridge Subdivision** – no new submission. Deadline expiration 5/10/18. A brief discussion ensued. The deadline will be before our May meeting; therefore the applicant requested an extension for an additional 3 months.

Dick Carr made a motion to approve the three (3) month extension request for this plan making the deadline 8/10/18. Bob Steele seconded and the motion carried unanimously.

- **Renick Brothers Inc. – Land Development** for 481 Grove City Road, Warehouse/Storage. Steve Caruso, Assistant Project Manager from Civil & Environmental Consultants, Inc. along with Melanie Panutsos and David Porterfield also of CEC, plus Adam Renick from Renick Brothers Inc. were present and representing this plan. Steve reported that the plan is for a 26,000 sq. ft warehouse/storage with 3 – 5 employee office with associated parking for employees. He highlighted the following:
 1. Existing access and revised plan per PennDOT to remove part of driveway when connected to a State Route Right-of- Way.
 2. Demolition plan of existing channel along ROW of State Route 173 and reconstruct to better convey the stormwater run-off; this will be coordinated with PennDOT.
 3. Select trees designated for demolition.
 4. Staging area for tractor trailers on the west side.
 5. Proposed vegetation channels to collect and convey the stormwater run-off conveyed to retention area in the south west corner.
 6. Loading dock; storm drain to collect run-off.
 7. Utilities – West Penn Power for electric and Armstrong for communication from other Renick facility south of this project.
 8. Connect to existing water well; testing and inspection to be conducted.
 9. Heating; fuel oil.
 10. Surfacing; gravel used throughout with the exception to asphalt at the access area.

David Neill and Rick Grossman headed up discussion and commented as follows: The following are comments on the plan which will be also forwarded to CEC:

1. The Township will need evidence of the Highway Occupancy Permit Approval as well as the NPDES permit approval/modification.

2. The PCSM (Post Construction Stormwater Management) report noted that the NPDES permit would be for a major modification. This was noted as incorrect at the meeting by CEC.
3. The ADA parking space is proposed to be gravel. ADA parking spaces must be non-slip, stable material. Coarse 2A Gravel does not meet this requirement.
4. Provide information that shows that the proposed 24" beehive yard inlets along the access drive will have the capacity to convey the flow from the vegetated channel and upslope area. EADS would suggest a headwall at both locations to prevent clogging of the grate and to ensure the flow enters the proposed pipe.
5. The PCSM report uses a weighted Curve Number for the post construction stormwater management areas that include areas unaffected by the proposed development. This is not permitted per Section 702.D.2. The plan and report will need to be revised.
6. Detail 409 on Sheet 802 shows the bottom freeboard elevation as 920.47. Needs to be reviewed & corrected.
7. Section 407.B (7) - Surfacing notes that "all parking and loading areas and access drives shall have a paved or oiled surface graded with positive drainage to dispose of surface water" The discussion at the Planning Commission meeting noted that a modification could be requested of the Supervisors for the paving requirement, however this is no guarantee that the requirement for paving would be permanently waived or if at minimum the access road and parking spaces would need to be paved. The Owner will submit a request to the Township for consideration. Please keep in mind that this will have an impact on stormwater and if paving is required and not accounted for in the PCSM, then the PCSM will need to be revised.

At this point the commission had no consensus about gravel parking or when it should be paved.

8. Provide approval for use of existing on-lot sanitary sewer system.
9. The PCSM proposes drainage to the existing ditch along SR 173 with no rate or volume controls. EADS and the PC strongly recommend some level of stormwater management for the access road drainage.
10. No fencing is required around the stormwater detention pond.
11. The proposed use for the site is a conditional use in the RC-1 district. A conditional use hearing is scheduled for April 23, 2018 at 2:45 at the Township building. This hearing may result in additional comments.
12. A Knox Box is proposed for the site to be coordinated with the Fire Company and Township.
13. The site should not be subdivided below 5 acres and if subdivide, buffering will need to be maintained if subdivided.

Rick Grossman also added this is a great site for this type of use due to the distance from any neighbors.

Tracy Frampton announced that this plan review will continue at the next regular scheduled meeting on 5/14/18.

- **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.

New Business:

Conditional Use Hearing scheduled for April 23, 2018 at 2:45 p.m. for Renick Brothers, proposed 26,000 sq. ft. warehouse/storage with 3-5 employees.

Proposed Floodplain Ordinance: Rick Grossman addressed the commission about an inconsistency with the final floodplain ordinance from the County, which included accessory buildings between 200 – 600 sq. ft. A discussion ensued. The consensus was to allow accessory buildings over 200 sq. ft. to apply to the ZHB for a floodplain variance, but that no accessory building within the floodplain shall exceed 600 sq. ft. Rick will enter this information in the final draft.

Old Business:

None

Correspondence:

None

Adjourn Meeting:

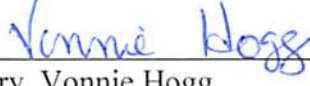
Jack Lawson made a motion to adjourn the meeting at 7:30 p.m. Dick Carr seconded and the motion carried unanimously.



Planning Commission Vice-Chairman Tracy Frampton

5/14/10

Date Approved



Secretary, Vonnie Hogg