

Slippery Rock Township Planning Commission

Minutes for: 5/11/2020

Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members, Terry Doerr, Bob Steele, Jack Lawson, and Mary Purdy along with Mark Lazzari, Temporary Zoning Officer. Five members of the public attended.

Terry Doerr made a motion to approve the minutes as submitted from the 3/9/2020 regular meeting. The 4/13/2020 meeting was cancelled. Mary Purdy seconded and the motion carried unanimously.

Open Comment(s): None

Review of Plan(s):

- **Kennedy Land Development.** Present representing this plan was John and Carol Kennedy plus Greg Jones, Surveyor, along with Mark Massella, consultant. David Neill, engineer and Mark Lazzari, zoning officer submitted reports which were handed out to the board and the public for review. Tracy Frampton started the discussion explaining that the drawing submitted suffices for the storm water planning but it is lacking in the land development plan requirements which are to be recorded, filed and put on record. Tracy continued reviewing David's report explaining what the requirements would be to make this land development complete and in compliance. Mark conveyed that as the zoning officer his report reflects the conditions established by the ZHB (Zoning Hearing Board) per the special exception granted 9/17/2019. Greg Jones had a conflict with Item #2 on David Neill's report which included the limit of disturbance should be extended to include the area of previous demolition and grading. The LOD does not include the area where the old house was removed – a brief discussion ensued and Tracy recommended that Greg Jones contact, David Neill, engineer to review the items on his report – Tracy gave him a number for direct contact. A lengthy discussion ensued which included guidance for ADA parking requirements, ZHB conditions and land development requirements.

Bob Steele made a motion to grant conditional approval for the Kennedy Land Development Plan providing the consultant coordinates with the TWP engineer and address the missing items as noted in the reports from David Neill, engineer and Mark Lazzari, zoning officer in a timely manner for review before the supervisors meeting scheduled on May 26th for their review and consideration. Jack Lawson seconded and the motion carried unanimously.

Applicant John Kennedy continued with questions in regards to screening, using some of his trailers incorporated into this screening area. Mark Lazzari recalls that this was discussed as a unique way to incorporate the screening and he believes it was advisable by the ZHB and they were in favor of it being the fencing was also for security and safety. Mr. Kennedy noted that there would not be any gaps in the fencing.

Zoning Officer Report: Mark Lazzari

1. **632 New Castle Rd – fence.** Resident Jean Petterson was present to discuss installing a fence along the one side of her property and what are the requirements. Mark spoke with her earlier in the day and summarized what she would like to do. Because of her dog and her neighbor's dogs not getting along, the fence would keep them from visually seeing each other as well as prevent the neighbor's dogs from jumping over the fence. Discussion ensued including the ordinance requirements. It was noted that the zoning officer in the past would generally advice but not rigidly require a zoning certificate for a privacy fence. Fences are subject to the 6 feet height limit, and may be built to the rear and side property line. Tracy continued with advisement that it is better to set the fence back a mower width from the line, but the fence can be built right to the property line.

2. **306 Kiester House Rd – Cabin.** Mark summarized recreational cabin requirements with a resident William Cassidy which include a UCC Recreational Cabin Affidavit, sewage approval, a grading application along with a zoning certificate. To date nothing has been submitted to the TWP to process.
3. **Noise Complaint – business hours.** A resident was inquiring about hours of operations, rules and regulations for a business garage. He did not give specific information as to the location and the TWP asked him to complete a complaint form so it could be addressed by the zoning officer. To date nothing has been submitted.

New Business:

1. **Zoning Ordinance/Map Change** – intersection of Stoughton and New Castle Roads. See review comments below.
2. **Zoning Ordinance/Map Change** – 656 New Castle Road. See review comments below.

Comments: Tracy Frampton presented the commission with a visual layout map of these two properties. The one property being map/parcel 280-4F70-20-000 located at the intersection or corner of State Route 108 and Stoughton Road where a proposed cold-mix asphalt plant would be located. The TWP solicitor, Michael Hnath suggested it would be a good time to incorporate the 656 New Castle Road, PSC Metals, map/parcel# 280-4F70-12CA-0000 & 280-4F70-13A-000 to be included in this map change from zoning district RC-1 to I-1.

Jack Lawson made a motion to support the zoning map change for property at the corner intersection of Route 108 & Stoughton Road, map/parcel # 280-4F70-20-0000 plus the PSC metals properties map/parcel's 280-4F70-12CA-0000 & 280-4F70-13A-0000 from RC-1 to I-1. Mary Purdy seconded and the motion carried unanimously.

A letter showing the SRPC support will be submitted to the Supervisors.

Mark Lazzari added that the TWP solicitor, Michael Hnath changed the original hearing date from June 8, 2020 to July 13, 2020 at 7:30 p.m.

3. **Solar Energy Systems Ordinance** - Residential and Commercial. Tracy stated that this review will continue at our next meeting. The office will mail any additional information to the commission to review. Mark Lazzari added that the supervisor authorized the planning commission to pursue this proposed amendment to the ordinance.

Old Business: None

Correspondence:

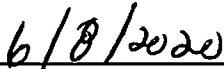
- **KU Resources Inc. – SRU Soccer Fields Artificial Turf proposed project.** KU Resources asked for the TWP response to the Municipal Land Use Letter. David Neill, engineer reviewed and approved the TWP complete, sign and return the letter to KU Resources.
- **SRU Temporary Parking Lots.** David Neill completed a report with the following information as noted by Mark Lazzari summarizing that the University wants to convert the temporary parking lots into permanent parking lots. The stormwater controls were designed for a full paved parking lot so they will not require any upgrades. The TWP could use the proposed change to request a parking study or proceed with a normal land development. Tracy added that SRPC will wait until a land development is submitted to comment.

Adjourn Meeting:

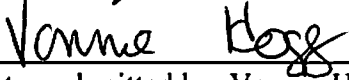
Jack Lawson made a motion to adjourn the meeting at 7:52 p.m. Terry Doerr seconded and the motion carried unanimously.



 Planning Commission Chairman Tracy Frampton



 Date Approved



 Minutes submitted by, Vonnie Hogg