

Slippery Rock Township Planning Commission

Minutes for: 5/13/2019

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

Tracy Frampton started the meeting by acknowledging the loss of our fellow long time planning commission member, Dick Carr whom will be missed.

Bob Steele made a motion to approve the minutes as revised from the 3/11/2019 regular meeting. The meeting 4/11/19 was cancelled. Terry Doerr seconded and the motion carried unanimously.

Open Comment(s): None

Review of Plan(s)

SRU Credit Union Land Development located along Arrowhead Drive. Tyler Piotrowski from GEOTECH Engineering Inc. was present representing this plan. Tyler presented a summary of the plan noting that there will be an acre of disturbance therefore they are in the process of completing the NPDES permit Tracy asked David Neill to start the review with his report as follows:

1. The plan shows greater than 1.0 acres of disturbance. Has the plan been submitted to BC Conservation District for NPDES permitting? Tyler responded that this plan has been submitted. David highlighted that Geotech will need a stormwater consistency letter from the Township, and when this is needed, to contact David.
2. The plan is to have 3 ADA parking spaces if the total spaces are 51-75, with one space being van accessible. Geotech is in compliance per their revised plan submitted.
3. The Infiltration Pond is proposing to discharge into a private right of way. Please provide an easement or agreement that permits the concentrated flow discharge. (Stormwater Ord. 301,G). Discussion ensued and David wants either language that there is a lease agreement or a previous developers agreement noting that discharge is allowed and shared. David also noted that during the developer's agreement process there will be a stormwater management operation maintenance agreement to ensure that the infiltration pond is maintained.
4. A lighting plan showing adequate light trespass is required (SALDO Section 604) Photometric plan would be best. Photometric plan was provided and acceptable.
5. Sewage planning/exemption submission. The office has this documentation and will take to the supervisors for completion and return to Tyler.
6. Not a formal comment – just curious why 58 parking spaces are being proposed when only 19 are required. That is what the owner wants.

Rick Grossman's report as follows:

1. This plan is located on a corner lot. It has two fronts and two sides. There is not rear yard. The set-backs are in compliance and the plan will be revised.
2. What will the "future Pavilion" be used for – it will be used for credit union community and member outreach events.
3. Will there be a shared maintenance agreement for the interconnect with Arrowhead partners – The Township has received a copy of the deed which details a mutual agreement to utilize parking facilities.
4. This development is in the AM Access Management Overlay-which limits driveways to 1 unless the alterative shows better the flow on the abutting street. The main reason that the second driveway is being proposed is to allow for better flow for customers coming in to utilize the bank's drive-through. The customers will be able to enter this driveway, go through the drive-through and exit the site through the rear exit without having to

navigate through the parking area, along with potential pedestrians, etc. Rick added that he likes this plan and it's layout with the two offsets, which may slow traffic down.

Tracy added a point in regards to the existing signs in the corner of this lot. The Arrowhead Point Subdivision recorded on 12/14/18 does include language that Lot 1 retain the rights to enter Lot 2 (SRU Credit Union) for any purpose related to the maintenance of alteration of the existing sign, including all subsurface electrical connections to the sign.

5. Off Street Parking single-lane driveways shall be at least ten (10) feet but shall not exceed twelve (12) feet. 14 feet width proposed. The single lane driveway has been revised to a twelve (12) foot width as opposed to the original fourteen (14) foot width.
6. Due to parking lot size, light screening or low buffering should be considered or discussed per Zoning Table 414 (only on the western side which abuts RC-1/dwellings). The client was really hoping to allow the western portion of the site to be open so that traffic traveling eastbound on New Castle Road will be able to see the new structure. The adjoining property to the West currently has a thick hedgerow which will provide screening. A Google Maps Street view was presented. Discussion ensued. The commission agreed that the extra screening was not necessary and waived that condition.
7. Lighting is required at street entrances, along with a lighting plan. Proposed lighting plan was submitted.
8. The need for sidewalks should be discussed per this SALDO section. Discussion ensued with the outcome to not require sidewalk at this time, due to the fact is really does not connect or go anywhere as noted by Jack Lawson.

Terry added that the refuse location as shown would not allow the garbage truck to access this area easily. The existing location and orientation is not easily accessible by the truck. Discussion ensued. It was recommended to rotate the angle of the container stall to allow easier access. Tyler agreed and will revise.

Rick Grossman added that the TWP is requiring a Knox Box- Rapid Entry System for commercial buildings. Rick asked Tyler to talk to SR Fire Department for preferred specifications.

Jack Lawson made a motion to recommend to the Supervisors to consider approval for the Slippery Rock University Credit Union Arrowhead Drive location Land Development contingent on the following:

1. NPDES permitting completed.
2. Need Language or confirmation that there is a clear discharge access to the private right of way.
3. Rotate and angle the refuse location to make it an easier access for the refuse truck.
4. Installment of a Knox Box – Rapid Entry System. Geotech to contact the SR Fire Department for instructions.

Bob Steele seconded and the motion carried unanimously.

The commission discussed an appropriate 911 address for the SRU Credit Union Land Development. It was agreed to consider 100 Arrowhead Drive. Tyler will review with the owner for acceptance and report back to the SR TWP office.

Bob Steele made a motion to recommend that the SRU Credit Union Arrowhead Drive Location Land Development address be 100 Arrowhead Drive. Terry Doerr seconded and the motion carried unanimously.

Old Business: Other Business: Correspondence: None

Adjourn Meeting:

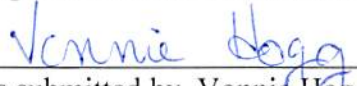
Jack Lawson made a motion to adjourn the meeting at 7:16 p.m. Bob Steele seconded and the motion carried unanimously.



Planning Commission Chairman Tracy Frampton

6/10/19

Date Approved



Minutes submitted by, Vonnie Hogg