

Slippery Rock Township Planning Commission

Minutes for: 5/14/2018

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. Engineer, David Neill was absent. Two members of the public attended.

Dick Carr made a motion to approve the minutes as submitted from the 4/9/2018 regular meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comment(s):

None

Review of Plan(s)

- **Renick Brothers, Inc. Land Development for warehouse; continued.** Tracy Frampton announced that attending and representing this plan is Adam Renick-Renick Brothers and CEC Engineer, Steve Caruso. Tracy started the review and discussion by reading the TWP engineer, David Neill report as follows:
 1. The Township needs to see evidence of the Highway Occupancy Approval as well as the NPDES permit approval.
 2. Confirmation that the updated plan have been provided to the Butler County Conservation District. *Steve Caruso confirmed that the plan was submitted to the Butler County Conservation District.*
 3. The post construction stormwater management (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. *Tracy discussed with David Neill before the meeting and reported that the adjustment has been made and approved.*
 4. Provide approval for use of existing on-lot sanitary sewer system. Adam Renick reported that the testing was completed and failed for use of the existing system plus installation of a conventional system. It was approved for a Micro Mound System and Renick's are waiting for quotes and design for installation of this type of system.

Rick Grossman reported on the conditional use approval by the Board of Supervisors that they wanted to see the access lane and all the parking area paved but allowed 5 years to complete. Renick's engineer added to the drawing a notation in regards to the paving and completion date on page C200 in the layout plan. ADA parking has to be completed right away. Rick also indicated to Renick's that the parking lot/equipment storage area in the back of the building as indicated in the revised plan need not be paved. Also, the line showing the edge of the paved area can be moved to be level with the dock area; The Board of Supervisors main concern was that anyone can drive in and park. Rick also confirmed that Renick's received their official conditional use facts of findings - this plan does reflect those conditions. They have revised their landscaping plan, with existing trees shown and if subdivide then the landscaping can be revised. Discussion ensued.

Bob Steele made a motion to recommend conditional approval for the Renick Brothers Warehouse Preliminary Land Development contingent on the following; 1. The Township needs to see evidence of the Highway Occupancy Approval as well as the NPDES permit approval. 2. Correction of paving at noted on the plan. Dick Carr seconded and the motion carried unanimously.

Rick Grossman in addition discussed with Renick's about the TWP Retaining Tank regulations if a system does not pass for this property.

- **Inactive developments update:**
 1. Woodbridge Subdivision – no new submission. Deadline expiration 8/10/18

2. Woodbridge Land Development – no new submission. Deadline expiration 9/10/18.
3. McKnight Subdivision – no new submission. Deadline expiration 10/18/18.

No action needed or taken on the above notifications.

Old Business:

None

Other Business:

Ordinance Chapter 18 Sewers and Sewage Disposal – Rick Grossman led the discussion beginning with the 10 acre exemption, and adoption of regulations by resolution. Rick presented the commission with a couple handouts which included DEP ACT 537 - “Understanding Holding Tanks” plus PA Code Chapter 73 section 73.17 Sewage Flows. Rick also reported that he discussed holding tanks with a local sewage pumping business and they recommended that we require a 1500 gallon holding tank minimum; the business did not have time to continue discussion therefore Rick will contact them in the future to continue conservation and report back to the commission. Discussion ensued.

Rick Grossman’s recommendation is that the Township does not change their ordinance, but we may want to be more specific with regulations, plus adopt by resolution. Discussion will continue at the next scheduled meeting with Rick working and presenting a draft for the commission to review.

SRU – request for speed reduction study on Harmony Road. Discussion ensued. Tracy noted that since this is not a residential area that there is a rather detailed process or methodology that must be followed for speed reduction for PennDOT to accept. Engineer, David Neill commented that the road is posted at 40 MPH. It would require a basic site visit and survey to determine if a reduction was warranted. He did drive on the road and it appeared that 40 mph was sufficient. SRPC suggestions included the following: Macoskey Center may want to consider relocating their driveway. Also, SRU might be asked to pay for the cost of a speed study to be conducted and/or placement of signage.

Correspondence:

- Public Hearing for proposed ordinances scheduled for May 29, 2018 at 2:30 pm (memo’s mailed 4/13/18) **Revised 5/7/18 to only include the Chapter 8 Floodplain.** No action needed.
- BCPC comments on Renick Brothers, Inc. Land Development. Discussed under the Review of Plan section.
- Supervisor’s comments on the Renick Brothers, Inc. Conditional Use Hearing. Discussed under the Review of Plan section.

Adjourn Meeting:

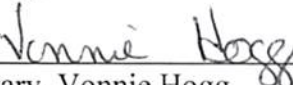
Jack Lawson made a motion to adjourn the meeting at 7:20 p.m. Dick Carr seconded and the motion carried unanimously.



Planning Commission Vice-Chairman Tracy Frampton



Date Approved



Secretary, Vonnie Hogg