

Slippery Rock Township Planning Commission

Minutes for: 5/8/2017

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. Engineer, David Neill was absent. No members of the public attended.

Dick Carr made a motion to approve the minutes as submitted from the 4/10/17 regular meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comment(s):

None

Review of Plan(s):

None

Old Business:

1. **Flood Plain set-backs.** DCED review. Rick Grossman reported that he has not received the DCED review comments to date and will continue once received.
2. **BC Conservation District E&S review** – consistency of regulations. Rick Grossman reviewed the less than 1 acre review/permit requirement from BC Conservation District vs. SR TWP Ordinance Chapter 22 sub-section 608 with the commission. Discussion ensued. Summary of outcome of the discussion: Plans submitted need to include an E & S plan, if required, and will be reviewed by the TWP. engineer if under 1 acre and if 1 acre and above the E & S plan will continue to be submitted and reviewed/permited by the BC Conservation District. The commission agreed with Rick Grossman that no wording in the SR TWP existing ordinance needs to be revised.
3. **Active Trans Plan-Bike/Ped Butler County** – Rick Grossman reviewed the 2007 Multi-Municipal Plan, which recommended further trail planning but did not list anything specific. Rick reported to Ken Johnson, consultant with Southwest Pa Commission; who is trying to develop a punch list of all the trail constructions and planning projects. Rick informed Ken that the SR TWP was in cooperation with SRU that built the sidewalk trail across campus. SR TWP now requires sidewalks with major subdivisions and land developments. Also, SR TWP has been in discussion with a local businessman, Bob McCafferty, about under taking some trail planning in and around our community. Rick also mentioned to Ken Johnson about the grant that we are awarded for the Harmony Road Pedestrian Safety Improvement Project. Discussion ensued and Rick suggested two areas that should be considered for trails which are as follows: 1. from SR Boro out Miller Road to the Western Pennsylvania Conservancy lands and 2. The long connection from SR Boro to the Old Stone House. The information Rick submitted will get SR TWP on the list for regional planning with Southwest PA Commission and in the future have the opportunity for additional input.
4. **Speed Limit on Harmony Road-** Rick Grossman reported the he received correspondence from a SRU student concerned about reducing the speed limit along Harmony Road from Branchton Road to the intersection with Route 173. Rick Grossman drove the roads finding the speed limit is 35mph from Route 173 to the intersection of Kiester Road and 40 mph from the intersection of Kiester Road to the intersection of Branchton Road, which is consistent with the existing 2006 Speed Limit Study on file. Tracy Frampton reported that state law also allows for municipalities to post a 25 MPH speed limit on local roads which meet a certain residential density criteria. Further discussion ensued. Rick Grossman will convey in writing to the SRU student that the SRPC feels that the speed limits as discussed above are adequate at this time and no further studies or changes will be made.

5. **Chapter 20 Solid Waste** – new definitions. Rick Grossman has no new update and will continue at the next meeting.

Other Business:

1. **10 Acre Exemption (sewage)** - Rick Grossman summarized the DEP conditions of the exemption which included that the family has to have owned the property prior to the Sewage Facilities Act or prior to 1987. Rick noted that there is no exemption from damage that a failed system may have caused rather, the exemption is from the planning process. Rick conveyed that he has reviewed this with our existing SEO and they both feel comfortable with this exemption. Rick also continued with a few regulations of this exemption and noting that it is only a one time exemption and the family has to have owned the property since 1987. Further discussion ensued.

Bob Steele made a motion recommending that Rick Grossman amend the SR TWP ordinances by adding the DEP - 10 Acre Exemption (sewage) and forward to the SRPC and Supervisors for consideration. Dick Carr seconded and the recommendation carried unanimously.

2. **111 Arrowhead Drive** – a local business would like to host outdoor Farmers Market. Rick Grossman presented the commission with an aerial view of the area for the farmer’s market consideration. Rick continued with a review of the farmer’s market activities. Rick noted that this area is zoned C-1 Highway Commercial District and allows retail and from a use standpoint - it cannot be prevented but Rick conveyed that he would interpret that each one of the vendors stalls would be 200 sq. ft. and each one would need a parking place, which he believes there is adequate area for this type of event. The one determination that needs to be considered is if it is a zoning matter or does it require a modification to a land development plan on record. Discussion ensued.

The SRPC agreed that they do not feel that a modification to the land development is necessary and recommend that Rick Grossman issue a zoning certificate using the parking lot at 111 Arrowhead for an occasional use of a farmer’s market. Rick Grossman will contact the owners, J. T. Properties and implement this activity.

Correspondence:

- **SR TWP & ECS&R Clean Up Day** – May 20, 2017 7am – 1pm. No action needed.

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 Chairman, Terry Doerr



Secretary, Vonnie Hogg



Date Approved