

**Slippery Rock Township Planning Commission**  
**Minutes for: 6/10/2019**

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. David Neill, engineer was absent. One member of the public attended.

*Jack Lawson made a motion to approve the minutes from the 5/13/19 regular meeting. Bob Steele seconded and the motion carried unanimously.*

**Open Comment(s):** None

**Review of Plan(s):**

1. **Phipps – Lot Consolidation**. James Shuty from Northern Surveyors was present representing this plan. Rick Grossman summarized the history of this property which included the two separate lots are split by a private right-of-way. David Neill, engineer also submitted a report on the non-contiguous lots and any future development on this property. Rick added per his research that private right-of-ways that divide properties are still treated as one lot without any public harm. Rick’s only issue is that once this plan is completed that there may not be a side set-back along the private right-of-way. Therefore, he recommends that our zoning regulations be applied noting that a garage must be at least 15 feet from a private right-of-way. Discussion ensued.

*Bob Steele made a motion to recommend forwarding the Phipps Lot Consolidation Plan to the Board of Supervisors for approval consideration contingent on the set-backs along the private right-of-way being 15 feet per SR TWP zoning regulations. Terry Doerr seconded and the motion carried unanimously.*

2. **SRU Gravel Parking Lot** (initially temporary – revision - wanting to pave one of the lots). Rick summarized that SRU wanted to install temporary parking lots, and after their Master Plan was completed, determine where permanent parking areas are needed. Rick noted that this was approved and storm water management still applied and a temporary zoning certificate was issued for six months which could be re-issued as needed. The storm water plan was completed and the university developed the two temporary lots and now want to make them permanent. SRU will have to submit a land development plan to the SRPC for review. No action needed at this time.

**Engineer Report – David Neill**

David submitted a report which included comments on the Phipps Lot Consolidation non-contiguous lots and any future development on the property is still two separate entities and setback lines will continue to apply. This comment was addressed during the review of the plan.

**Old Business:** and **Other Business:** None

**Correspondence:**

- BCPC SRU Credit Union review. No action needed.
- BCPC Phipps, Lot Line Revision review. No action needed.
- SR TWP/Positions for auditor and SRPC position. No action needed.

**Adjourn Meeting:**

*Jack Lawson made a motion to adjourn the meeting at 7:11 p.m. Bob Steele seconded and the motion carried unanimously.*

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Planning Commission Chairman Tracy Frampton

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Date Approved

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Minutes submitted by, Vonnie Hogg