

Slippery Rock Township Planning Commission

Minutes for: 6/8/2020

Chairman, Tracy Frampton called the meeting to order at 6:31 p.m. In attendance were members, Terry Doerr, Bob Steele, and Mary Purdy along with Mark Lazzari, Assistant Zoning Officer/Planner. Member, Jack Lawson and engineer, David Neill were absent. Four members of the public attended.

Terry Doerr made a motion to approve the minutes as submitted from the 5/11/2020 regular meeting. Bob Steele seconded and the motion carried unanimously.

Tracy Frampton commented that the Kennedy Land Development was finalized and recorded.

Open Comment(s):

None

Review of Plan(s):

SRU Soccer Fields Artificial Turf – Land Development. David Hohman, KU Resources Inc., Dr. Amir Mohammad, SRU plus Scott Albert, SRU and were present representing this development. Mr. Hohman summarized the land development to the commission indicating that this project is much like the baseball field artificial turf project completed last year.

This area is a combination of four fields consisting of poor surrounding enclosure fence plus a lot of drainage problems etc. The idea is to improve the grading and drainage plus remove the natural turf and install an artificial turf system. The infrastructure for field lighting and a score board will be installed during this project for future projects. The development includes a site preparation plan, site plan, grading plan, drainage plan and utility plan. Mr. Hohman continued by summarizing the drainage plan plus other key factors as follows: On the west side of the fields, there will be ADA parking area with safer access for maintenance, as this will be filtered through the existing parking lot, thereby eliminating the Harmony Road access. A 6 ft. fence around the entire facility for safety and security control will also be installed.

Terry Doerr expressed concerns in regards to the University's overall storm water management system. Discussion ensued with comments from Scott Albert and Dr. Amir Mohammad. David conveyed that these fields are of a hydraulic design and they are designed according to the PA 102 clean stream laws and the SR TWP ordinance.

Tracy added that David Neill's engineer's review report was issued on 6/4/2020, and that David Hohman submitted responses to all items which David Neill approved via email. Dave noted that he would like to review the revised drawings once submitted. Discussion ensued.

Mark Lazzari added comments in regarding the 2 additional ADA spaces as it related to zoning. Discussion ensued and he had no additional comments on the development.

Tracy added that all comments had been addressed and that the engineer just wants to see the revised plans. David Hohman will get in touch with office for submission of revised plans.

Bob Steele made a motion recommending approval to the Slippery Rock TWP Supervisors for consideration contingent on the following: copy of E&S approval, BCPC comments plus David Neill, engineer final review of the plan revisions. Mary Purdy seconded and the motion carried unanimously.

Engineer Report - David Neill

David's report includes seven items that needed to be addressed for the SRU Soccer Artificial Turf Fields Land Development. This was discussed earlier during the plan review.

Zoning Officer, Mark Lazzari

Mark reported on the following:

1. Resident wanting information on fence placement. Mark followed up with resident but to date has not heard anything.
2. Zoning Compliance Certificate issued to Ken Graber for garages, which were in compliance with a special exception at 155 Mohawk Trail.
3. Mr. Cassidy proposed recreational cabin and what process to follow. Tracy added we can grant a courteous review. Mark will continue with this correspondence.
4. SRU Credit Union new building signs. Mark will continue with this correspondence.
5. SRAHS scoreboard signs. Mark will continue with this correspondence
6. Kennedy Land Development was approved and recorded.
7. Public hearing for proposed zoning map change. The SRPC is on record for endorsement of The change to the zoning map.

New Business:

None

Old Business:

Solar Energy Systems Ordinance - Tracy noted that our meeting must wrap up because a public hearing was scheduled at 7:30, but briefly Tracy summarized some comments per his review of the sample ordinances previously provided as follows:

1. Small Solar Energy Facility – any power generated on site is considered accessory to the primary use of the property, be it residential or commercial. A small solar array must be 10,000 sq. ft. or less, ground mounted or on roof.
1. Utility Grid or Large Solar Energy Array – greater than 20 acres.
2. Accessory Solar System – similar to a small solar energy facility.
3. Principal Solar Systems (commercial application) – includes requirements for both screening and a security fencing behind the screening, as well as height restriction.

Tracy asked the commission to plan on discussing this in more detail at the next scheduled meeting.

Correspondence:

None

Adjourn Meeting:

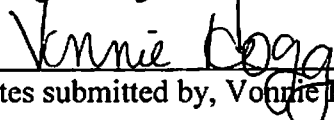
Mary Purdy made a motion to adjourn the meeting at 7:25 p.m. Bob Steele seconded and the motion carried unanimously



 Planning Commission Chairman Tracy Frampton

7/13/20

 Date Approved



 Minutes submitted by, Vonnie Hogg