

# Slippery Rock Township Planning Commission

## Minutes for: 7/10/2017

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

*Dick Carr made a motion to approve the minutes as submitted from the 6/12/17 regular meeting. Jack Lawson seconded and the motion carried unanimously.*

### Open Comments

None

### Review of Plan(s):

**Woodbridge Drive Subdivision:** Mr. Shuty from Northern Surveyors and Associates was present and representing this plan. Rick Grossman gave a summary and history of this plan and surrounding development to the commission plus confirming it is zoned C-1 Highway Commercial. Rick Grossman and Tracy Frampton conveyed that they would like to see maintenance easements on the following: basketball court easement, landscape buffer easement, walkway easement and detention basin. Rick continued with a recommendation that he is delighted to help get a business in this area but concerned that we need to address the responsibilities for the easements and maintenance and who has the rights to the stormwater pond and who will maintain that pond. A lengthy discussion ensued which included questions in regards to above mentioned easements and the property owner's address.

*Tracy Frampton made a motion that SRPC would need clarification and confirmation of responsibilities and maintenance on the following items to continue their review: (1) Detention Basin for Stormwater (2) Landscape Easement (3) Basketball Court Easement (4) Walkway Easement and (5) Clarification of Owner's address. Jack Lawson seconded and the motion carried unanimously.*

**This plan will be tabled until the developer returns with additional information.**

### Old Business:

**Chapter 20 Solid Waste – new definitions and draft** – Rick Grossman presented the commission with a draft outline, which included 7 new parts and conveyed that he believes that we can address new definitions in 2 ways; put new sections in several parts of the current code or add a new ordinance to address the property maintenance and nuisances. The new parts included: Animal Nuisances, Accumulation of Material, Securing of Vacant Buildings, Junk Vehicles, Outdoor Burning Performance Standards, Junkyards and Administration and Enforcement. A lengthy discussion ensued. The commission elected to continue their review and Rick will prepare a draft and continue at the next meeting.

### Other Business:

- **10 Acre Exemption (sewage)** – draft ordinance to review – Rick Grossman discussed that we discussed and forwarded suggestions to the Supervisors and Sewage Enforcement Officer (SEO), Doug Duncan. The SEO is scheduled to review and comment. This will continue to be on the SRPC agenda until they receive the SEO comments.
- **Butler County 911 upgrade** – The County has asked all municipalities to require that antenna boosters be added to commercial land developments. Rick Grossman reported on the information received from SRU stating that their two largest buildings being; 130,448 GSF and 139,786 GSF. Rick asked the commission if they want to consider amending the land development ordinance and only require boosters on large commercial buildings. 911 is asking for all commercial buildings to install an antenna booster; Rick noted that there is a cost associated with this requirement. Discussion ensued. The commission elected to consider adding language that SR TWP may require

a booster antenna installation for large commercial structures. Rick Grossman will draft this language and forward to the Supervisors for consideration.

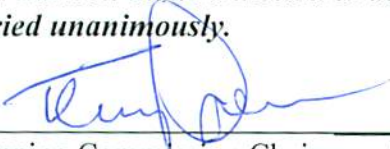
- **SRU-Softball Field/Harmony Road Drainage** – notification of intent for NPDES permit application. A brief discussion ensued. No action taken.

**Correspondence:**

- **ZHB public hearing for a variance** at 141 Mohawk Trail – 7/11/17 at 3:00 pm. No action needed.
- **BCPC review** of Woodbridge Drive Subdivision. No action needed.

**Adjourn Meeting**

*Jack Lawson made a motion to adjourn the meeting at 7:59 p.m. Dick Carr seconded and the motion carried unanimously.*



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Planning Commission Chairman, Terry Doerr

8/14/17

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Date Approved



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Secretary, Vonnie Hogg