

Slippery Rock Township Planning Commission

Minutes for: 7/13/2020

Chairman, Tracy Frampton called the meeting to order at 6:40 p.m. In attendance were members, Terry Doerr, Bob Steele, and Jack Lawson along with Mark Lazzari, Assistant Zoning Officer/Planner. Member, Mary Purdy and engineer, David Neill were absent. Three members of the public attended.

Minutes

Terry Doerr made a motion to approve the minutes as submitted from the 6/8/2020 regular meeting. Bob Steele seconded and the motion carried unanimously.

Open Comment(s): - None

Review of Plan(s):

Diana Dreyer Lot Consolidation – Greg Jones, surveyor along with Jen Parsons and Dianna Dreyer were present representing this plan. Greg Jones summarized the two lot combination. Tracy pointed out that this plan is taking two preexisting nonconforming lots combining them and making them conforming. Tracy presented David Neill's comments that needed to be added to the plan as follows:

1. Make the site on the location map larger and more noticeable.
2. The plan needs to have contours.
3. Remove the space for the engineer seal as well as the certification statement the engineer would sign. It is not needed for this plan.
4. BCPC comments.

Discussion continued.

Terry Doerr made a motion recommending conditional approval to the Slippery Rock TWP Supervisors for approval contingent on the following: 1. Make the site on the location map larger. 2. The plan needs to show contours. 3. Remove the space for the engineer seal as well as the certification statement the engineer would sign. It is not needed for this plan. 4. BCPC comments. Bob Steele seconded and the motion carried unanimously.

Engineer Report - David Neill

David's report includes a few items that needed to be addressed for the Dreyer Lot Consolidation. This was discussed earlier during the plan review earlier in the meeting.

New Business:

- Application for Zoning Change for map and parcel #280-4F70-14J (14 acres) from RC-1 to I-1. Tracy and Mark Lazzari summarized our recommendation for the last zoning change for zoning map from RC-1 to I-1, in the same area as this request. This property requesting this zoning map change is the neighboring property of the last change that was approved by the Supervisors. Discussion ensued which included that this property is adjacent to industrial uses on one side and it has active mining activity on the other side. The planning commission believes that it makes sense to increase this I-1 district area with changing the RC-1 to I-1 on this property.

Jack Lawson made a recommendation to the Supervisors when considering a decision on a zoning map change from RC-1 to I-1 for this parcel # 280-4F70-14J-0000 that the SRPC support this change. Bob Steele seconded and the motion carried unanimously.

Old Business:

Solar Energy Systems Ordinance - Tracy noted that he provided a very brief summary of the model ordinances at the last meeting since the meeting had to end early due to a scheduled public hearing at 7:30, but briefly Tracy and Mark 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.
2. Utility Grid or Large Solar Energy Array – greater than 20 acres.
3. Accessory Solar System – similar to a small solar energy facility.
4. Principal Solar Systems (commercial application) – includes requirement for both screening and a security fencing behind the screening, as well as height restriction.

Mark and Tracy continued with the discussion in regards to regulations for consideration as follows:

1. Residential less than 10,000 sq. ft. and Commercial greater than 10,000 sq. ft. Maximum height for each facility.
2. Permitted use in every district listed as an accessory structure vs conditional use application. Performance standards could be used for residential for compliance (e.g. Lot size, glare and height, maximum coverage etc.)
3. Commercial application generating to sale commercially – treat it as a conditional use and what district to include in. Which districts does it make sense in – agricultural, light industry, University and/or RC-1 to be considered? Mark Lazzari wants to get a definite acreage/parcels for each zoning district to use for guidance

Tracy asked Mark Lazzari to draft an ordinance with language including the performance standards as a permitted use for the residential application plus the commercial application as a conditional use in all districts excluding the R-1, R-2 and Village. The planning commission will continue review at their next meeting.

Zoning Officer, Mark Lazzari

Mark reported on the following:

1. Zoning Amendment hearing – Change to the map on zoning from RC-1 to I-1
2. Golf Course Fireworks – TWP does not regulate private fire work show.
3. Recreational Cabin – Cassidy, Kiester House Road – Zoning Certification issued.
4. Right-to-Know – 1 Vineyard Circle – handled administratively with the office.
5. SRASD signs/new sponsors –They will be located underneath the football field score board and along Rocket Drive. Guidance coordinated with the sign company and the school for appropriate location.
6. Zoning Certification issued for sign at the new SRU Credit Union.
7. Ken Graber nonconversion agreement for 155 Mohawk Trail. Final condition requirement for the granted variance for this property.
8. 577 Harmony Road property. Guidance on consolidation and new deed information guidance.
9. Dreyer Lot Consolidation.

Correspondence: None

Adjourn Meeting:

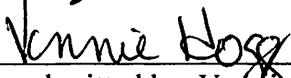
Terry Doerr made a motion to adjourn the meeting at 7:35 p.m. Bob Steele seconded and the motion carried unanimously



Planning Commission Chairman Tracy Frampton

8/10/20

Date Approved



Minutes submitted by, Vonnie Hogg