

Slippery Rock Township Planning Commission

Minutes for: 8/10/2020

Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members, Terry Doerr, Bob Steele, Jack Lawson and Mary Purdy along with Mark Lazzari, Assistant Zoning Officer/Planner. David Neil, SR TWP engineer was absent. One member of the public attended.

Minutes

Bob Steele made a motion to approve the minutes as submitted from the 7/13/2020 regular meeting. Terry Doerr seconded and the motion carried unanimously.

Open Comment(s): - None

Review of Plan(s):

Holtz Subdivision – James Shuty, Northern Survey was present representing this plan. Tracy started the review by noting that this plan is a very straight forward plan. Tracy presented the comments from the SR TWP engineer as follows:

- Bearings and areas are correct.
- A note needs to be added relating to the Private Right of Way noting shared access and maintenance responsibilities for all properties involved. Discussion continued. It was noted that the pit and perk tests for sewage were indicated on the plan.

Jack Lawson made a motion recommending conditional approval for the Holtz Subdivision to the Slippery Rock TWP Supervisors for approval contingent on the following: 1. a note needs to be added relating to the Private Right of Way noting shared access and maintenance responsibilities for all properties involved. Mary Purdy seconded and the motion carried unanimously.

Holtz Sewage Module for the Lot 2 of the Holtz Subdivision. This was submitted by the SR TWP Sewage Enforcement Officer, Doug Duncan. A brief discussion ensued.

Bob Steele made a motion recommending approval on the Holtz Sewage Module as submitted by the SR TWP Sewage Enforcement Officer to the Slippery Rock TWP Supervisors. Jack Lawson seconded and the motion carried unanimously.

Engineer Report - David Neill

David emailed the following comments: Holtz Subdivision bearings and areas are correct plus recommend that a note needs to be added relating to the Private Right of Way noting shared access and maintenance for all properties involved. This was addressed during the Holtz Subdivision earlier in the meeting.

Zoning Officer, Mark Lazzari

Mark reported on the following:

Follow up with Tom Graney and the Butler County GIS Department on the existence of the TWP's GIS zoning map and GIS files, and research on how to get copies back in-house. Discussed with BC the cost and mechanism for getting the updated parcel mapping file. Donna from BC Mapping stated that they offer the mapping free to municipalities once a year; but most do not take advantage of it. She only asked that the township reciprocate by providing a copy of the update GIS zoning map to the county. Tom Graney, who did the last zoning map update for the township, will check his files to make sure they are not corrupted. If in good shape, he will forward the files to the Township. Discussion ensued noting that the goal is to have the files in house and control for future amendments. Mark will follow-up with Mr. Graney and county, then prepare the updated zoning map following the upcoming public hearing.

Old Business:

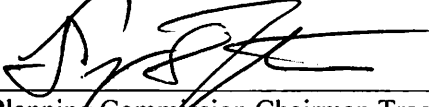
Solar Energy Systems Ordinance - Tracy turned the meeting over to Mark Lazzari to review the draft amendments to the zoning ordinance addressing solar energy facilities. Mark stated that we will have to determine how to incorporate solar facilities into the zoning ordinance because there is currently no mention of it in the existing ordinances. The draft presented tonight has two distinct facilities/regulations titled as follows: 1. Residential installations - use title: Small Solar Energy Facility. 2. Commercial installations - use title: Large Solar Energy Facility. Review and discussion ensued. Tracy asked the SRPC members to continue their review of the draft language, and the SRPC to continue discussion at the next meeting.

Correspondence:

Notice - Public Hearing – August 24, 2020 @ 2:30 p.m. for zoning and map amendment. A brief discussion ensued. No action needed.

Adjourn Meeting:

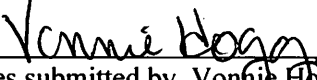
Jack Lawson made a motion to adjourn the meeting at 7:30 p.m. Mary Purdy seconded and the motion carried unanimously.



Planning Commission Chairman Tracy Frampton

9/14/20

Date Approved



Minutes submitted by, Vonnie Hogg