

Slippery Rock Township Planning Commission

Minutes for: 8/14/2017

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. No members of the public attended.

Dick Carr made a motion to approve the minutes as submitted from the 7/10/17 regular meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comments - None

Review of Plan(s):

Woodbridge Drive Subdivision: No one was present representing this plan and no new submission was received per the last meeting on 7/10/17 which requested revisions and further review of this plan. Rick noted that a deadline for the subdivision is in place and recommended that a letter be sent to the engineer explaining this and recommending an extension if needed. Discussion ensued.

Rick Grossman presented the commission with a proposed land development sketch plan from the proposed buyer; the commission conducted a courtesy review which included the following suggestions:

- New placement of driveway and building – shifting entrance way by making it more perpendicular to the road way or moving it toward the middle of the lot where it could accommodate future subdivision or an additional future commercial business
- Encroachments on this property: landscape buffer, walk-way, basketball court and stormwater pond need to be resolved which could include easement agreements or shift of lot lines on the subdivision plan.

Tracy Frampton made a motion to contact the proposed Woodbridge Drive Subdivision developer and/or engineer of the plan notifying them that this plan cannot be accepted at this time due to the outstanding issues and request a revised plan be submitted by the next meeting or that the developer request a time extension. Dick Carr seconded and the motion carried unanimously.

Tracy Frampton made a motion to provide the following courtesy review recommendations to the proposed buyer of the property included in the proposed Woodbridge Drive Subdivision: 1. New placement of driveway and building – shifting entrance way by making it more perpendicular to the road way or moving it toward the middle of the lot where it could accommodate future subdivision or a future commercial business. 2. Encroachments on this property: buffer, walk-way, basketball court and stormwater pond need to be resolved which could include easement agreements or shift of lot lines on the subdivision plan. Dick Carr seconded and the motion carried unanimously.

Rick Grossman and the office will draft letters and forward to the subdivision engineer/owner's and the proposed buyer. **This plan will be tabled until the developer returns with additional information.**

Old Business:

Chapter 20 Solid Waste – new definitions and draft – Rick Grossman noted that at the last meeting the commission reviewed an outline on property maintenance and nuisance and may consider putting new sections in several parts of the current code or add a new ordinance to address these items. Rick presented additional information to the commission for further review and consideration as follows:

Kennels – Rick stated that **kennels** are addressed in our draft zoning ordinance, which is being presented at a public hearing scheduled 8/28/2017 and Wil White, solicitor noted that we could take some of the zoning kennel language and make it part of the proposed nuisance code. A lengthy discussion ensued - (Rick's presentation included two additional options for the commission to consider which included a license language plus other municipality public nuisances language).

Rick updated the commission that there is no Humane Officer in Butler County, the Humane Society in BC is a non-profit association and they have no power of law. Rick has talked with surrounding township/county

humane officers, but they cannot operate within our Township/County; they have to have a Judge swear them in and be appointed by the County.

The commission elected to have Rick include the Kennel language from the zoning ordinance plus the sample language from the other municipality public nuisances language for a continued review at the next scheduled meeting in September.

Other Business:

Rick Grossman asked to revise the agenda as follows: to discuss the 10 acre exemption and the draft holding tank ordinance together and begin with the Butler County 911 upgrade. SRPC agreed.

- **Butler County 911 booster antennas upgrade suggestion for all municipalities** – Rick Grossman noted, that Robb King from SRU informed him that the biggest building on campus is building F at 139,786 GSF. The SRPC consensus per their review on 7/10/17 is to add the language to the Chapter 22 Subdivision and Land Development Ord: 100,000 GSF to the effect that the Commission may require a booster antenna installation for large commercial structures. Rick continued that he did not like to spend the money to amend this ordinance right now because the legal notices alone will be approx. \$2,000. Rick will include this language in Chapter 22 Subdivision and Land Development Ordinance for future consideration when the TWP has additional items to amend this chapter, it will be included. The commission agreed.
- **Fire Insurance Escrow:** Rick Grossman presented the commission information on a Security for Fire Loss Claims ordinance to discuss. This ordinance sets up a procedure for TWP to require security for removal, repair and securing of fire-damaged buildings subject to fire loss with the TWP sending a copy to PA Community and Economic Development. If there is a house fire and the structure is substantially destroyed the insurance company will take two actions: (1st) any delinquent taxes, sewer fees, zoning fees or anything owed to the municipality, etc. will be taken out of the insurance before the claimee is paid, (2nd) an escrow will be set up with a percentage of the insurance money in the amount of \$2,000 for each \$15,000 of loss that will be in escrow until the homeowners or the insurance company clean-up is completed. Discussion ensued.

Jack Lawson made a motion to recommend inclusion with a future package of ordinances to the Supervisors to consider. Dick Carr seconded and the motion carried unanimously.

- **10 Acre Exemption (sewage) and Holding Tank Ordinance:** Rick Grossman presented the commission with a handout for review and discussion which included language on a 10 acre exemption (which mirrors state law) and a holding tank ordinance. The SR TWP sewage enforcement officer conveyed to Rick that our holding tank ordinance language is not consistent with sewage facilities. Discussion ensued. A draft holding tank ordinance was reviewed but Rick would like to add mining language to it since we do include it in our zoning. This would be a revision to our Chapter 18 Part 1 and Part 2.

Rick conveyed that our SEO recommends the 10 acre exemption and the new holding tank ordinance for consideration. **The SRPC will review the submitted information and continue discussion for the next meeting.**

Correspondence:

BCPC comments on the SR TWP comprehensive draft zoning ordinance. No action needed.

Adjourn Meeting

Jack Lawson made a motion to adjourn the meeting at 7:50 p.m. Dick Carr seconded and the motion carried unanimously.



Planning Commission Chairman, Terry Doerr

9/11/17

Date Approved



Secretary, Vonnie Hogg