

Slippery Rock Township Planning Commission

Minutes for: 9/10/2018

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

Dick Carr made a motion to approve the minutes as submitted from the 7/9/2018 regular meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comments

None

Review of Plan(s)

- **McKnight Subdivision** – Easement agreement submitted plus updated subdivision plan. Jeff Shuty, Northern Surveyors, along with applicants, Janet and Eric McKnight were present representing this plan.

David Neill had 3 comments as follows:

1. The right of way along Harmony Road in this section is 50' wide.
2. Under the R-O-W note the second line should read "Reserving unto the Grantor their heirs and assigns..."
3. The proposed drinking water supply (spring house) is directly downstream from the proposed on lot sewage system. The on-lot system is not permitted to be within 100 feet of the water supply. It appears that it is very near this 100 foot separation distance. Even though the water supply is outside of the 100 feet, it is not prudent to put your water supply downstream of the sewage system. David noted that although it meets the DEP standards and the TWP has no ordinance regulation against it, as an engineer and with this being a spring house and a surface water supply directly downstream from the sewage treatment system, his suggestion to the owners would be not to do it.

Rick Grossman continued with his comments as follows:

Rick noted that the biggest issue that was holding this plan up was the driveway leaving the McKnight property onto the adjoining property was limited to an agreement which only included the dwelling house. There was a requirement to get an updated agreement which was submitted and approved by the TWP. Rick noted that we have not received an updated R.O.W. agreement acceptable by the Township for the new R.O.W. the agreement needs to run with the land and not be limited to current owners. Discussion ensued.

Bob Steele made a motion to recommend conditional approval to the Supervisors for the McKnight Subdivision contingent on the following: 1. Revise R.O.W. notation along Harmony Road to read 50 feet. 2. Typo in the "Right-of-Way Note" section to be corrected. 3. Need R.O.W. agreement acceptable by the Township for the new R.O.W. to run with the land. Dick Carr seconded and the motion carried unanimously.

- Woodbridge Subdivision – Request for a 6 month extension received. 7/30/18 request for a six month extension Deadline expiration 2/11/2019. A brief discussion ensued.

Jack Lawson made a motion to grant the six month extension request for Woodbridge Drive Subdivision. Dick Carr seconded and the motion carried unanimously.

- Woodbridge Land Development – no new submission. Deadline expiration 9/10/18. The owners were notified on 7/30/18 and they are to let SRPC know before 9/10/18 if request an extension; to date no extension request was received. Discussion ensued.

Bob Steele made a motion to recommend to the Supervisors to reject the Woodbridge Drive Land Development due to lack of submission. Dick Carr seconded and the motion carried unanimously.

Old Business:

None

Other Business:

1. **Ordinance Chapter 18 Sewers and Sewage Disposal** – Rick Grossman and SEO, Doug Duncan want to discuss further before addressing SRPC. Rick noted that he had no new information at this time and to continue this review at the October meeting.
2. **Butler County Planning Commission – comprehensive plan.** Tracy asked Rick, who prepared the comprehensive plan update on behalf of the county, to give a brief summary of the document. Rick noted that Butler County is so large and diverse ranging from Cranberry Township to Allegheny Township across the river from Emlenton. The plan divides the County into 5 regions. Rick highlighted the 10 year update on the comprehensive plan, focusing on common county issues which included: Marcelles Shale, support of local planning, trails, model zoning, highway improvements and rural plan conservation. SR TWP is designated as Region 1 in the plan. Rick also noted that he used some of SR TWP model zoning details in the plan which BCPC also thought was very useful.
3. **Butler County Planning Commission – land use advisory guide.** Rick noted that these are just model ordinances developed as part of the comp plan update. The commission received copies.
4. **Three-year plan for CDBG projects** – blighted properties. Tracy gave a summarization of the CDBG program noting that there are three ways to spend CDBG monies as follows; benefit low and moderate income (LMI) people (a project has to benefit more than 51% of LMI people), or address ADA accessibility issues. A third eligible activity is to address slum and blight removal not exceeding more than 33% of your annual allotment. An emergency or urgent need is another way to qualify a project, but this is difficult to qualify a project this way. The County administers the TWP's program; the TWP picks the projects but the County does the administration which includes, holding the public hearings and preparing the grant applications. There is a requirement to include a 3 Year Plan for future needs in the annual application. Rick led a discussion on the prevalence of slum and blight within our Township. Additional discussion ensued.

The commission elected to forward the following projects to the supervisors for consideration for the CDBG 3 year plan:

1. Slum and Blight – demolition of houses that have been vacant for at least one year.
2. Two Sidewalk Projects: (1) Harmony Road sidewalk if area can be qualified LMI (2) SR Area Elementary School – in front of property to help be closer to SR Library.
3. Trails
4. Housing Rehab Program
5. Partner with SR YMCA for recreation in their park


Bob Steele made a motion to recommend to the Supervisors to consider the following five projects for the CDBG 3 year plan: (1) Slum and Blight (2) Two Sidewalk Projects – Harmony Road sidewalk (if area can be qualified LMI) and SR Area Elementary School property to improve pedestrian access to the new SR Public Library. (3) Trails (4) Housing Rehab Program (5) Partner with SR YMCA for recreation in their park. Dick Carr seconded and the motion carried unanimously.

Correspondence:

US Postal Service – new requirements for CBU cluster mail boxes for new developments. Discussion ensued. The commission asked that the TWP office contact the US Postal Service and schedule a representative to attend their 10/8/2018 meeting or provide additional clarification for where a cluster is required/recommended.

Adjourn Meeting:

Jack Lawson made a motion to adjourn the meeting at 7:45 p.m. Dick Carr seconded and the motion carried unanimously.



Planning Commission Vice-Chairman Tracy Frampton

11/12/18

Date Approved



Secretary, Vonnie Hogg