

# Slippery Rock Township Planning Commission

## Minutes for: 9/11/2017

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 and David Neill, engineer. Member, Bob Steele was absent. One member of the public attended.

*Dick Carr made a motion to approve the minutes as submitted from the 8/14/17 regular meeting. Jack Lawson seconded and the motion carried unanimously.*

### Open Comments - None

#### Review of Plan(s):

- ✓ **Woodbridge Drive Subdivision** request for an extension. James Shuty from Northern Surveyors & Associates was present representing this plan. A written request for a 60 day extension was submitted. The owner of the subdivision, SR Real Estate, submitted a consent to encroachment agreement. Rick Grossman explained that this agreement is like an easement and that the owner's of the residual tract agree to be responsible for the landscape, walkway and basketball court already existing on this property plus names all owners of lot 1B for future insurer for liability. SR Real Estate would take care of all the improvements of the landscape, walkway and basketball court plus if the basketball court is to be removed/abandoned it would revert back to the property owner. Rick believes it is a very good agreement and covers the problem with someone else's property on this lot. Rick noted that SR Real Estate did not deal with the stormwater basin in lot 1A, understanding it will be submitted in the future. Rick also noted that the agreement includes a to-be-built sign notation, which will encroach on the common boundary, it can be noted but is not zoning approved yet. Discussion ensued which included the stormwater management issue.

*Tracy Frampton made a motion to accept the 60 day extension request for the Woodbridge Drive Subdivision from owner, Slippery Rock Real Estate Development, LP. Dick Carr seconded and the motion carried unanimously.*

- ✓ **Hobaughs Auto Parts, 90 Woodbridge Drive, Land Development** – James Shuty from Northern Surveyor was present representing this plan. This is a courtesy review only; the fees have not been paid by the proposed buyer and the Woodbridge Drive Subdivision is not finalized or approved to date. David Neill submitted a comment report of eight (8) items relating to the site plan which included acreage confirmed, sizes of proposed filter socks, rock construction entrance for E&S control, E&S report complies with SALDO section 608 and the Conservation District, verify existing manhole-public/private, lighting plan and sign information. Discussion ensued which included the entrance due to the angle of the road and the placement of the proposed building plus the parking spaces. Rick Grossman added that the TWP has a pending ordinance which revises the parking requirements and the planning commission may want to visit this during the final review of this plan. David Neill also submitted a comment report of six (6) items relating to the submitted post construction stormwater management report which will need to be addressed. David also noted that down spout locations will have to be shown on the plan. Additional discussion ensued. Rick Grossman is to contact Wil White, solicitor, to negotiate Woodbridge Drive maintenance money from the two lot owners of 1A and 1B as done with the owners of The Heights. David also conveyed that the developer may want to look at inlet filter protection toward the State Route 173 entrance plus a separate E&S plan will need to be submitted. The commission requested that Shuty review with the owner some truck turning conditions due to the plan layout. This plan is tabled for further review until fees are paid and issues addressed.

**Old Business:**

- ✓ New definitions and draft ordinance(s) for Property Maintenance and Nuisance continued - Rick Grossman. Rick did not have the draft completed yet for review. Discussion ensued in regards to junk vehicles, commonwealth junk vehicle court cases plus the 2009 BOCA (Building Officials and Code Administrators International, Inc.) property maintenance code. Tabled until the next meeting in October.
- ✓ 10 Acre Exemption (sewage) and Holding Tank Ordinance. Rick Grossman has no new update to review. Tabled until the next meeting in October.

**Other Business:**

None

**Correspondence:**

Letter - Woodbridge Drive Subdivision – request for an extension. Addressed earlier in the meeting.  
BC Outreach Meeting – 9/26/17 at 6:30 p.m. No action needed.

**Adjourn Meeting**

*Jack Lawson made a motion to adjourn the meeting at 7:40 p.m. Dick Carr seconded and the motion carried unanimously.*



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Planning Commission Chairman, Terry Doerr

10/9/17

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Date Approved



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Secretary, Vonnie Hogg