

Slippery Rock Township Planning Commission

Minutes for: 9/14/2020

Chairman, Tracy Frampton called the meeting to order at 6:31 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. No members of the public attended.

Minutes

Terry Doerr made a motion to approve the minutes as submitted from the 8/10/2020 regular meeting. Bob Steele second, and the motion carried unanimously.

Open Comment(s): - None

Review of Plan(s): None

Engineer Report - David Neill

Tracy Frampton and Mark Lazzari referenced information regarding the Holtz Subdivision. It was requested by the Supervisors during their review to draft an easement agreement which was completed and issued to the owner's for execution. It had not been returned to date.

Zoning Officer, Mark Lazzari

Mark reported on the following:

1. Mark contacted Tom Graney, whom was previously handling the Township's GIS mapping along with Rick Grossman. Mr. Graney transferred the files to Mark's and the Township computers. The mapping files are working well and Mark has the capability to make the necessary updates. The township is still in discussion of acquiring computer software and what level of software will work best for the Township application. Tracy added that when Mr. Graney did the mapping, he attributed each parcel by noting what district it is in. This is a significant start to future mapping applications and will make Mark's work to update the zoning map minimal.

Old Business:

Solar Energy Systems Ordinance - Tracy briefly summarized a few items from the last discussion and turned the meeting over to Mark Lazzari. Mark Lazzari submitted hand-outs to the commission for Small Solar Energy Facility, Large Solar Energy Facility amendments per the last meeting plus added a Wind Energy Ordinance, per the Supervisor's request. SRPC has suggested a few minor amendments to the solar facilities ordinances and Mark made those changes, included in these hand-outs. A discussion ensued in regards to the Large Solar Energy Facility – with the minimum lot size being 20 acres. After a discussion it was agreed to amend the ordinance to 10 acres and this 10 acres does not have to be one parcel, it can be adjoining parcels owned by the same owner permitted by conditional use in the AC-1, L-1, C-1, E-1 and U-1.

Mark continued with the Wind Energy Ordinance included the following:

- Definitions
- Permitted as a Conditional Use in the AC-1, RC-1, L-1, C-1, E-1 and U-1 zoning districts plus listed conditions.
- Mark to research additional standards to see what may or may not fit within our ordinance.
- Mark to research the minimum and maximum height of the wind turbine and what ranges are standard.
- Minimum lot sizes.

Mark will make changes as discussed and will present these ordinances next meeting date to finalize or further review.

Other Business

Mark noted that SRU Credit union is moving ahead with a variance for the placement of the directional signs – entrance/exits for their new facility. The Zoning Hearing Board and the Township solicitor are handling this issue.

Correspondence: None

Adjourn Meeting:

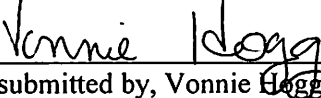
Jack Lawson made a motion to adjourn the meeting at 7:05 p.m. Mary Purdy seconded and the motion carried unanimously.



Planning Commission Chairman Tracy Frampton

10/12/2020

Date Approved



Minutes submitted by, Vonnie Hogg