

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 2/8/21

Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members Jack Lawson, Mary Purdy, Terry Doerr and one member of the public along with two zoom participants. Mark Lazzari, planner, attended via Zoom and member Robert Steele was absent.

Terry Doerr made a motion to approve the minutes from the 1/11/2021 organization and regular meetings. Mary Purdy seconded and the motion carried unanimously.

Open Comment(s)

Slippery Rock Volunteer Fire Company Fire Chief, Ryan Hanchosky, was present. Ryan reviewed the problem with a student complex's unusually high number of false fire alarms and students not evacuating rooms in response to these alarms. A lengthy discussion ensued. Mark Lazzari noted that we need to handle this issue legally following up with our solicitor for liability and action that can be taken. Ryan added that he can give the TWP a monthly report to utilize. Mark asked Ryan if they could submit documents of expenses for single call outs and the TWP could use these for an average fee to adjust TWP fine fees per their ordinance.

Actions:

1. Follow up and consult with the TWP solicitor for liability and action that can be taken.
2. TWP to get a report from the SR Fire Company to notify and charge fees for any false alarms in accordance with the TWP ordinance.
3. TWP to get expense documents for fire alarms call outs to possibly use to adjust fine amounts per their ordinance.

Courtesy review for Jeff Corcetti, who attended via Zoom, discussed issues regarding a potential land development on a particular property located within the Township. Mark Lazzari added about the possibility of rezoning the property or getting a variance on permitted uses within this zoning district. A brief discussion ensued and Tracy continued with presenting some background in regards to this property, explaining that it was originally part of a PRD, then subdivided by court order. The consensus of the SRPC is that at least a portion of Mr. Corcetti's plans would be in character with the surrounding area and they would like to see this area developed.

Review of Plan(s)

None

Business

Solar Energy Systems Ordinance - Residential and Commercial plus the Wind Energy System Ordinance – continued.

Mark indicated that the latest submission includes some minor revisions as suggested by the TWP solicitor. These include consistency of terms, proper terminology plus diagrams for the small solar energy facility. With the revisions completed, the Solar and Wind Energy Ordinance can move forward to the supervisors for consideration & adoption. Tracy noted that the SRPC has already motioned to forward it to the Supervisors for consideration and acknowledged the minor changes from the solicitor with no new action needed.

Other Business

Junk Vehicles – Tracy opened up the discussion and Mark Lazzari continued with a summary of the submitted documents for review by the SRPC as follows per Chapter 13 – Part 2 Junkyards:

1. Definition – clarified the meaning of junk vehicles §202
2. Better define screen requirement for section §203
3. Update Regulations - responsibility and regulations of junkyard operations and regulation of open burning of vehicles and wastes §211

SRPC made a few minor suggestions for revisions in regards to the burning of vehicles and Mark will revise accordingly.

Jack Lawson made a motion to recommend approval for Ordinance Chapter 13 Part 2- Junkyards after minor changes are made and forward to the Supervisors for consideration. Mary Purdy seconded and the motion carried unanimously.

Mark added that he will advise the Supervisors that this will be sent to the Solicitor for review and comment and then forwarded to them for final determination.

Small Cell Facilities – Mark summarized these facilities relating to the 5G network which are smaller facilities (box like with cone on top) which are placed on existing telephone poles to send out stronger signals to reach a small area. Tracy asked if some design standards can be put into an ordinance that also can include an application and permitting process. The answer is yes. The SRPC elected to have Mark draft some language and bring the language to the next meeting for review.

Correspondence:

Notice of ZHB Special Exception for Mini Storage public hearing scheduled for 2/18/2021. No action needed.

BCPC review and no comments on the 2/18/2021 ZHB Special Exception application of the self-storage. No action needed.

Mark added that Tina’s Taxi is up and running in the Township.

Adjourn Meeting:

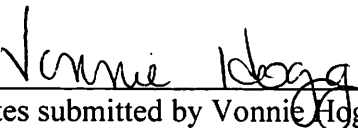
Jack Lawson made a motion to adjourn the meeting at 7:40 p.m. Terry Doerr seconded and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

3/8/2021

Date Approved



Minutes submitted by Vonnie Hogg