

# Slippery Rock Township Planning Commission

## Regular Meeting Minutes: 3/8/21

Chairman, Tracy Frampton called the meeting to order at 6:31 p.m. In attendance were members Jack Lawson, Mary Purdy, Terry Doerr along with Mark Lazzari, planner/assistant zoning officer and David Neill, engineer. Member, Robert Steele was absent. One member of the public attended on site along with four zoom participants.

### Approval of Minutes:

*Jack Lawson made a motion to approve the minutes from the February 2, 2021 regular meeting. Terry Doerr seconded and the motion carried unanimously.*

### Open Comment(s):

**Jim Stout, who was present along with partner Katherine D 'Agostino attending via zoom requested a courtesy review for property along Woodbridge Drive.** They wanted to review their proposed plans with the board and get information on the following: zoning requirements, subdivision procedure plus possibly doing a proposed land development at the same time. A discussion ensued which included Tracy Frampton giving a short background on the area in question along with Mark Lazzari including hi-lights from the Zoning Hearing Board Final Decision in regards to usage of part of this particular parcel along Woodbridge Drive approved for mini storage. The consensus from the board is that the applicant's proposals would be an acceptable form of land use following the TWP ordinances. David Neill added that sometimes a lot of information can be addressed through the land development application process and the stormwater management plans. He also cautioned that there may be more than just technical issues to consider regarding the use of the existing stormwater detention pond on the northern portion of the property in question – there may also be legal restrictions on using this facility as it bisects the neighboring property.

### Engineer Report – David Neill

SRU Pave Temporary Parking Lots Project. Dave addressed during the plan reviews below.

### Review of Plan(s)

**SRU conversion of temporary parking to permanent lots** – David Hohman, KU Resources, Senior Project Manager along with Scott Albert, SRU Assistant Vice President Facilities and Environmental Safety both attended via zoom representing this plan. David Hohman summarized the plan as submitted including the history of this project. Discussion ensued. Scott Albert added some information in regards to the Wally Rose parking areas. David Neill added that the comments per his report have been addressed and asked additional questions as follows: determination for future parking needs - where it came from and how the plan is being developed as it looks like a fair number of spaces will be added in the future. We would like to avoid temporary parking in the future. Scott Albert explained that planned future parking additions within 7-10 years are dependent on pending grants and future growth so long as SRU finances remain stable. Additional discussion ensued. Mark Lazzari announced that he had nothing to comment on the plan other than to note that the TWP Ordinance stipulates that Handicap ADA parking is required to meet State and Federal requirements. David Hohman noted that the lots as approved by Labor and Industry will include signage to notify that there will be no handicap parking areas in these lots as there are no handicap routes from these parking lots.

*Jack Lawson made a motion to recommend approval to the SR TWP Supervisors for the SRU Pave Temporary Parking Lots Plan contingent on submission of the updated final drawings. Mary Purdy seconded and the motion carried unanimously.*

**Lot Line Revision – Campbell’s** – Todd Campbell, property owner, attended via Zoom to represent this plan. Todd summarized the plan as submitted. Discussion ensued. Mark commented that this plan was very straight forward noting that the fence located on the plan will be removed. Tracy announced that Cheryl Hughes, President of Land Surveyors Inc. has submitted a letter requesting a modification be granted for the requirement of providing contours since this is a minor lot line revision. The board agreed on the modification.

*Jack Lawson made a motion to recommend approval of the Campbell Lot Line Revision and forward to the Supervisors for consideration. Terry Doerr seconded and the motion carried unanimously.*

**Zoning Officer Report - Mark Lazzari**

**University Village – concept idea.** Mark noted that Karen Connell and he received a call for a pre courtesy review proposing a new structure including 4 bedrooms, 4 bathrooms and a common kitchen living room plus a large community room attached. University Village conveyed that the community room will be used for the current residents and other University Village residents to hold meetings and gatherings with nothing discussed about a community rental for this room. Mark noted that he and Karen were concerned as to what land use classification this would be within the U1 district. Karen and Mark felt it should be considered a mixed commercial residential building which falls under the conditional use within that zoning district. Consideration should be given as to parking, hours of operations and noise especially for the community room. Mark added that he will contact the proposed applicant and convey that the SRPC board also determined this concept idea will be considered as a mixed use commercial residential building.

**New Business:** None

**Other Business:**

**Small Cell Facilities** – Mark Lazzari supplied handouts for the board to review and discuss. A brief discussion ensued. The board elected to review the handouts and continue this review at the next meeting. Mark added to consider three options which include a standalone ordinance, amend existing communication tower ordinance language or have a new small cell facility permitted use.

**Correspondence:**

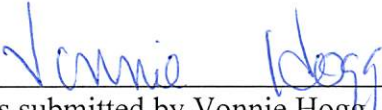
Doug Duncan – sewage facilities changes for shallow limiting zone absorption. David Neill summarized the general information of this DEP change. Discussion ensued which included what the impact within the Township would be not allowing alternative systems.

**Adjourn Meeting:**

*Jack Lawson made a motion to adjourn the meeting at 7:59 p.m. Mary Purdy seconded and the motion carried unanimously.*

  
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Planning Commission Chairman, Tracy Frampton

  
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Date Approved

  
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Minutes submitted by Vonnie Hogg