

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 4/12/21

Chairman, Tracy Frampton called the meeting to order at 6:35 p.m. In attendance were members Jack Lawson, Bob Steele, Mary Purdy and Terry Doerr along with Mark Lazzari, planner/assistant zoning officer. Two zoom participants attended and no public members attended in person.

Approval of Minutes

Terry Doerr made a motion to approve the minutes from the March 8, 2021 regular meeting. Mary Purdy seconded and the motion carried unanimously.

Open Comment(s)

Slippery Rock Villages – New Building concept/Courtesy Review – Representing this plan was Keith Andreyko from Integrity Design via zoom. Integrity Design had submitted a proposed site plan to the board prior to the meeting. The property of the proposed building is located at 426 Kiester Road. Integrity had a few concept ideas, but Keith conveyed they had revised the preliminary plan to a double side by side dwelling. Each dwelling will hold 4 bedrooms with 4 bathrooms with an ADA compliant bed/bath. The parking will include the required 8 parking spaces. The units will be marketed to SRU Students. A discussion ensued which included guidance from the board as to the next steps to take to move forward.

Zoning Officer Report - Mark Lazzari

Solar/Wind facilities plus Junkyard/Salvage facilities – Mark stated that solicitor, Mike Hnath reviewed the Solar/Wind and Junkyard Ordinances and had made a recommendation to look at Chapter 27 Table 414.1 Minimal Screening and Buffering Standards for Solar/Wind facilities plus Junkyards/Salvage facilities – to add more specific language regarding screening for these land uses. Discussion ensued with the outcome as follows:

1. The SRPC reconsidered the need to require screening for Small Solar Energy Facilities and recommend removing this requirement from the small solar facility conditions in the proposed ordinance 2021-1.
2. The SRPC suggested to revise Chapter 27 Table 414.1 Minimal Screening and Buffering Standards to include Junkyards, Junk Vehicles, Large Solar and Wind Energy Facilities to achieve total screening.

Mark Lazzari will forward this information to the TWP solicitor to revise the proposed ordinance 2021-1.

Other Business:

Small Cell Facilities and Communication towers – Mark Lazzari noted for the board to review the hand-outs from previous meetings and table until the next scheduled meeting.

Revision of Table 414.1 Chapter 27 – Mark Lazzari addressed this earlier in the meeting.

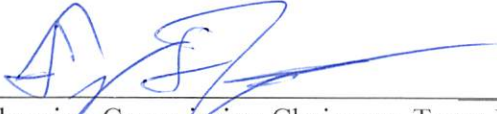
Correspondence:

Memo – Public Hearing Chapters 27 & 13, Monday, May 24, 2021 @ 2:45 p.m. Acknowledged and no action needed.

EBI Consulting – water tank project – effect to historic properties. A discussion ensued and it was agreed by the board that SRPC had no comment on this proposed project.

Adjourn Meeting:

Jack Lawson made a motion to adjourn the meeting at 7:35 p.m. Bob Steele seconded and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton



Date Approved



Minutes submitted by Vonnie Hogg