

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 7/12/21

Chairman, Tracy Frampton called the meeting to order at 6:30 p.m. In attendance were members Jack Lawson, Bob Steele, and Terry Doerr along with Mark Lazzari, planner/assistant zoning officer. Member Mary Purdy was absent. One public participant attended via zoom and one public member attended in person.

Approval of Minutes

Bob Steele made a motion to approve the minutes from the June 14, 2021 regular meeting. Jack Lawson seconded, and the motion carried unanimously.

Open Comment(s)

Adam Christy – future proprietor of a take-out restaurant along Harmony Road. Mark Lazzari explained that he has been in discussions with Mr. Christy regarding zoning requirements, building code requirements, if any changes were to be made, plus sign related information relating to his proposed development. Adam attended via zoom primarily to introduce himself to the members of the PC and to be sure that he complies with the zoning requirements. Adam added that they intend to serve street-foods from around the world. Mark added that there is to be no major changes to the building therefore no occupancy or major codes needed for reuse. His business is located in the U-1 University Village zoning district which permits this type of use. Mark added information in regards to the sign regulations plus noted that there are no limitations for hours of operation if operated respectfully and that any type of lighting used shall meet the TWP requirements. Tracy added that the only thing this proprietor will need will be the sign application and the zoning compliance certificate, which can be issued by the TWP.

Review of Plan(s)

Suorsa – Farm Subdivision continued– James Shuty, Northern Surveyor was present representing this plan. Tracy Frampton and Mark Lazzari added that this plan was approved conditionally at the last meeting, waiting for confirmation of the non-building waiver completed documents, which have been submitted, completed and signed by the TWP Sewage Enforcement Officer.

Bob Steele made a motion to approve the submission of the non-building waiver completed and signed by the TWP SEO for the Suorsa Farm Subdivision and recommend forwarding this plan to the Supervisors for final approval consideration. Jack Lawson seconded and the motion carried unanimously.

McDeavitt Subdivision. James Shuty, Northern Surveyor was present representing this plan. Tracy summarized the plan which includes 3 lots along SR Road, showing 2 parcels at 3.2 acres which each include dwellings, and one Lot #3 being 3 acres wooded. Tracy questioned if this is an appropriate use of a non-building waiver? Mark added it is a wooded lot and that an acceptable use of the non-building waiver is for the division of an estate, as confirmed by James Shuty. Mark indicated that the SEO should be conducting a non-building walk around and submit the completed documents. To date, they have not been received. Discussion ensued.

Jack Lawson made a motion to conditionally approve the McDeavitt Subdivision contingent on confirmation and completion of the non-building waiver documents from the TWP SEO and forward to the Supervisors for approval consideration. Terry Doerr seconded and the motion carried unanimously.

SRU Soccer Artificial Turf Plan 2020 – Reapproved. Mark and Tracy summarized the plan briefly adding that SRU failed to record the plan within the 90-day time frame/requirement. The Butler County

Recorder's Office will not accept a plan after the 90 day expires. Mark noted that SRU has been mailed a letter outlining what the BC Recorders office requires. Mark noted that the plan as submitted by SRU meets this requirement per the Township interpretation. A brief discussion ensued.

Bob Steele made a motion to reapprove the SRU Soccer Artificial Turf Plan 2020 and forward to the Supervisors for reapproval consideration. Jack Lawson seconded and the motion carried.

Zoning Officer Report - Mark Lazzari

- **Non-Building Waivers** - Mark noted that we discussed the non-building waivers earlier during the plan reviews. Mark wanted to add that the non-building waivers are not meant to be a quick work around; if you know that the property will be up for sale or future development, you should do the good faith thing and not put a non-building waiver on a parcel just to get something for yourself.
- **Simon Lane building of an accessory garage** – Mark summarized the problem being a resident wants to build an accessory garage on a separate adjoining neighboring parcel owned by them. The principal structure is located on one parcel, and the adjoining neighboring parcel is vacant. This neighboring parcel does not have a principal structure; therefore, the garage is not allowed to be built on that lot – as an accessory structure. A brief discussion ensued for how to best solve this problem. The PC recommends that the owners could consider doing a lot consolidation of these parcels into one parcel to continue with the garage plan as presented.

Other Business:

- **Small Cell Facilities and Communication towers** – Mark Lazzari presented a handout to the board which included a number of requirements including fees, approvals, aesthetics, and location recommendations. A discussion ensued. The township could consider a stand-alone ordinance or amend the zoning ordinance suggesting a conditional use in every zoning district and regulate the fees required and regulate the approval process. You can regulate the design but cannot regulate then location. Mark asked the board to study the handout and continue this consideration at the August meeting.
- **Non-Building Waiver & SEO Walk Around document for Suorsa Subdivision.** Discussed earlier in the meeting.

Correspondence:

1. BCPC review and comment letter for the McDeavitt Subdivision.
2. Ordinance 2021-1 Chapter 27 adopted 6/28/2021 incl. Solar and Wind Energy.
3. Ordinance 2021-2 Chapter 13 adopted 6/28/2021 incl. regulations for Junkyards.

Additional and/or Further Business

Mark Lazzari updated the board on the ZHB public hearing in regards to billboards, and paving vs gravel for mini-storage along the Woodbridge Drive. The hearing will be continued on July 15, 2021 at 9 AM.

Adjourn Meeting:

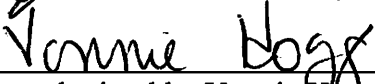
Jack Lawson made a motion to adjourn the meeting at 7:48 p.m. Terry Doerr seconded, and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

8/9/2021

Date Approved



Minutes submitted by Vonnie Hogg