

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 8/9/21

Chairman, Tracy Frampton called the meeting to order at 6:32 p.m. In attendance were members Jack Lawson, Bob Steele, Terry Doerr and Mary Purdy, along with Mark Lazzari, planner/assistant zoning officer and David Neill, engineer. Three public participants attended in person. One person signed up to attend via zoom, but did not attend.

Approval of Minutes

Jack Lawson made a motion to approve the minutes from the July 12, 2021 regular meeting. Terry Doerr seconded, and the motion carried unanimously.

Open Comment(s) – None

Review of Plan(s)

Barkey – lot line consolidation. James Shuty from Northern Surveyor was present representing this plan. David Neill, engineer, did not have any comments on the revised plan showing the right-of-way note. Tracy noted that we did a courtesy review at another meeting and Shuty added that that the plan was revised which included the set-backs. Tracy added that sewage is not an issue because there is existing sewage on the site plus the set-backs are shown and correct. Tracy asked for a motion to approve.

Jack Lawson made a motion to recommend approval to the Supervisors on the Barkey Lot Line Consolidation as submitted. Bob Steele seconded and the motion carried unanimously.

Moraine Trail Council / Camp Bucoco– subdivision. Brett Ligo and Shuty from Northern Surveyor were present representing this plan. Brett gave a summary of the plan noting that Lot 1, having 13.43 acres, is located on the east side of Route 8 and separate from the rest of the campground. David Neill, engineer, did not have any comments on this plan.

Terry Doerr made a motion to recommend approval for the Moraine Trail Council/Camp Bucoco Subdivision and forward to the Supervisors for consideration contingent on the receipt of the non-building waiver forms. Bob Steele seconded and the motion carried unanimously.

Western Pennsylvania Conservancy – land development. David Hohman from KU Recourses was present representing this plan. David Hohman summarized the plan and presented information to the board which included the seven-car gravel parking area which includes a ground paving surface one ADA space plus one area for a school bus. David indicated that the parking area can be used for study of wetlands, recreation, hunting, fishing etc. David Neill's report included the following:

1. The overall impervious area was reduced to under 5,000 sf and the owner will need to complete a small stormwater application.
2. The parking spaces sizes are 8x18ft and zoning section 407.B.1 calls for parking spaces to be 10x18ft.
3. Zoning ordinance calls for non -residential parking to be paved or oiled surface 407.B.7. Mark Lazzari also added information in regards to paving requirements to the board and representative.
4. Per field visit it looks like the entrance location does not need a culvert installed.
5. The ADA parking appears to be flipped with the unloading zone on the driver's side. I would suggest the unloading zone to be on the passenger side to avoid vans having to back into the space. David Hohman indicated that the owners will consider leaving the ADA as is and they will have to back into that area.

Discussion ensued regarding the paving or oiled surface requirements. The PC, their engineer and planning consultant explained that they recognize that this is a nature area, but that we have no recourse

under the ordinance to differentiate from the paving requirement. Other required changes to the plan include the culvert requirements, if needed, and revision of the parking spaces sizes from 8x18 to 10x18 per the ordinance. David Hohman will pass along this information to his client (western PA Conservancy) to see how they want to proceed. No action was taken at this time since the plan was considered incomplete.

McDeavitt Subdivision. No one present as this plan was put on hold due to the failure of the 2 houses on this lot failing the dye tests and were instructed to get repair permits from DEP available from the TWP. Office. David Neill's report included as follows: He does not agree with the non-building waiver for lot 3. It appears this lot could be sold in the future for residential development and the lot size is not large enough to be considered for agricultural. This plan is tabled until all issues can be resolved.

Engineer Report – David Neill

David Neill submitted a report with included the following which he addressed earlier in the meeting during the review of plans: Camp Bucoco Subdivision, Barkey Lot Consolidation, McDeavitt Subdivision and Western PA Conservancy Revised Plan.

Zoning Officer Report - Mark Lazzari

507 Slippery Rock Road – Gym. Mark summarized his discussions with a resident who are proposing to construct a gym for cheerleading and some exercise programs. This property is located in the AC-1 district, meaning an indoor recreation facility would be allowed as a special exception within the Limited Commercial section of the zoning ordinance. A discussion ensued. No action needed at this time.

Other Business:

Small Cell Facilities and Communication Towers – Mark Lazzari will continue at the September meeting.


Correspondence:

Geotech Engineering Inc. – response to letter from township concerning stormwater and zoning requirements. No action needed.

BCPC review and comments on Moraine Trails/Camp Bucoco Subdivision and the Barkey Lot Line Consolidation. There were no comments.

Adjourn Meeting:

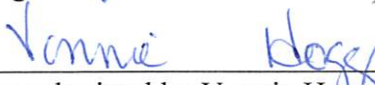
Jack Lawson made a motion to adjourn the meeting at 7:52 p.m. Mary Purdy seconded, and the motion carried unanimously.


VICE

Planning Commission Chairman, Tracy Frampton
TERRY POERR

9/13/2021

Date Approved



Minutes submitted by Vonnie Hogg