

# Slippery Rock Township Planning Commission

## Regular Meeting Minutes: 9/13/21

Vice Chairman, Terry Doerr called the meeting to order at 6:01 p.m. In attendance were members Jack Lawson, Bob Steele, and Mary Purdy, along with Mark Lazzari, planner/assistant zoning officer. Chairman Tracy Frampton was absent. Two public attended in person along with two public attending via zoom.

### Approval of Minutes

*Jack Lawson made a motion to approve the minutes from the August 9, 2021 regular meeting. Bob Steele seconded, and the motion carried unanimously.*

### Open Comments

Mark asked if the board would listen to a brief summary of the proposed use from the applicant, Emily Campbell in regards to the ZHB Public Hearing for Raise the WOOF, LLC – 10/7/2021. The applicant briefly summarized the proposed use. The board noted this property has historically been in a commercial type use. The board did not raise objections to the proposed future use. The board had no additional comments.

### Review of Plan(s)

**JT Properties – Plan of Lots** – Arrowhead Drive. Michael Ogin, P.L.S Gateway Engineers, Project Manager was present representing this plan. Michael summarized the plan of lots to the board addressing the Utility Easement for utilities serving Lot #2, shared Lot #1 and Lot 2 Stormwater Management Easement plus Road Access. Total area of recording is approx. 7.7 Acres. Mark Lazzari added that he discussed with Tracy Frampton and had concerns with the easements especially the parking areas, for clarification. Mark asked if there will be any agreements in regards to the easements for this plan. Michael added that there will be an agreement that will include the utilities, access and stormwater issues. Michael also added that he will be calling BC Planning for their review of the plan, which has been submitted to them. Discussion ensued which included the field survey for the ponds and lighting.

*Jack Lawson made a motion recommending approval consideration to the SR TWP. Supervisors for the J.T. Properties Plan of Lots contingent on the following: 1. Receipt of the BCPC comments. 2. Copy of the agreement which is to include the utilities, road access and stormwater easements. Mary Purdy seconded and the motion carried unanimously.*

### Engineer Report – David Neill – None

### Zoning Officer Report - Mark Lazzari

1. **Review Parking Lot Paving Requirements.** Mark Lazzari reported to the board a discussion that David Neill, engineer and himself were a part of a discussion including the Western PA Conservancy personnel in regards to the TWP parking regulations for their proposed parking lot along Miller Road. Mark and David referenced the SR Township parking lot ordinance which requires paved or oil surfaces for all parking area except single or multi-family dwellings. Discussion ensued and included potential changes to the parking lot requirements. No additional comments or suggested actions at this time.

2. **Special Exception – Limited Commercial Use** – 3451 Wm. Flynn Hwy. – This was addressed earlier under the open comments section.
3. **University Village**. Mark Lazzari generally gave an introduction to the board of the issues of nuisance gatherings and upcoming meeting potential for their involvement in case there are ordinances revisions requested.

**Other Business:**

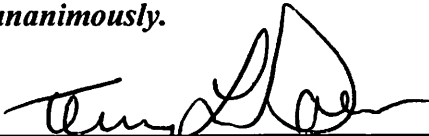
- Small Cell Facilities and Communication towers – Mark Lazzari tabled and will continue.

**Correspondence:**

- ZHB Public Hearing for Heilman Special Exception – 9/29/2021. Mark summarized information in regards to this special exception. Mark summarized the actions leading up to the new public hearing for Heilman Special Exception. No actions needed.
- ZHB Public Hearing for Raise the WOOF, LLC – 10/7/2021. Applicant discussed the proposed use earlier in the meeting only as a courtesy review by the SRPC.

**Adjourn Meeting:**

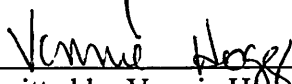
*Jack Lawson made a motion to adjourn the meeting at 7:11 p.m. Bob Steele seconded, and the motion carried unanimously.*



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Planning Commission Vice - Chairman, Terry Doerr

10/11/2021

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Date Approved



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Minutes submitted by Vonnie Hogg