

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 10/11/21

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

Tracy Frampton commented on the Posting Meeting Agendas ACT 65 of 2021. He submitted the fact sheet for reference. A brief discussion ensued and comments from Mark Lazzari on future wording of agenda items.

Approval of Minutes

Jack Lawson made a motion to approve the minutes from the September 13, 2021 regular meeting. Mary Purdy seconded, and the motion carried unanimously.

Open Comment(s) – None

Review of Plan(s)

- **Lot Line Revision – SR Municipal Authority and Allegheny Mineral Corp.** No one was present representing this plan. Tracy noted that the BCPC submitted their review and had no comments. Mark Lazzari and engineer, David Neill had no comments.

Mary Purdy made a motion to recommend approval of the Lot Line Revision for Slippery Rock Municipal Authority and Allegheny Mineral Corp. as submitted and forward to the Board of Supervisors to consider approval Jack Lawson seconded and the motion carried unanimously.

- **Neer Subdivision No 2.** James Shuty, from Northern Surveyor was present representing this plan. Tracy had questions in-regards to the Quail Run Lane ownership. James Shuty indicated that Quail Run Lane is part of the existing parcel of the Neer owners. James continued by noting that the residual tract also has a fee simple ROW off of Kiester Road. Tracy stated the plan should show the full residual tract on the blowup on the map (newly created) and show the well and septic location for both homes on this tract. He also noted that the Sewage Enforcement officer (SEO) will need to conduct a walk around of the residual tract to check for any existing on-lot septic malfunctions. James said he will instruct the owner to contact the SEO and schedule. Mark referenced and questioned the three (3) owners on the plan. Ownership by all three was clarified by James. Mark suggested that the interpretation of the top left corner (northwest corner) of Lot 2 to also be part of the rear setback – a 60' rear setback line should also be shown along this diagonal section of the property line.

Jack Lawson made a motion to recommend conditional approval of the Neer Subdivision No. 2 and forward to the Board of Supervisors to consider approval contingent on the Sewage Enforcement Officer to approve or concur with the non-building waiver, and to show the water and sewer on the residual tract for both homes plus show the full blowup of this tract on the plan. Terry Doerr seconded and the motion carried unanimously.

- **McDeavitt Subdivision.** This plan is on hold, due to sewage issues. A brief discussion ensued and the board conveyed that this plan will continue to be on hold until issues resolved.

Mark Lazzari implored the board to consider all pertinent information before approving any plans when forwarding to the Supervisors for consideration. Tracy indicated that the board will careful not to grant conditional approval so easily in the future. Rather, it would be better to find a submittal as incomplete if

Mark also noted that the JT Properties plan of lots along Arrowhead drive was approved on 9/13/2021 by SRPC contingent on the BCPC comments and copy of a maintenance agreement. The Maintenance agreement has been submitted to the Supervisors along with comments from engineer, David Neill and Mark Lazzari. The supervisors are waiting for the BCPC review before proceeding with approval consideration.

Other Business:

- **Small Cell Facilities and Communication Towers** – Mark Lazzari continued.
- **Ordinance** – Mark suggested that the PC consider looking at language for the following: Billboards, Paving Requirement for Parking Lots, I-1 Heavy Industry vs. I-1 Light Industry – A brief discussion ensued with the outcome being that Mark Lazzari will continue.
- **Suspending Zoom Participation** – It was noted that all public zoom participation will be discontinued at this time for all Township meetings and public hearings. The zoom participation can still be utilized by any SR TWP employees, consultants or appointees etc.

Correspondence:

- Notice that a ZHB public hearing scheduled for 10/27/2021 at 1PM for Substantive Validity Challenge for property 490 Stoughton Road.

Adjourn Meeting:

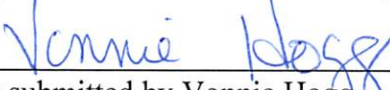
Jack Lawson made a motion to adjourn the meeting at 7:40 p.m. Mary Purdy seconded, and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton



Date Approved



Minutes submitted by Vonnie Hogg