

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 11/8/21

Chairman, Tracy Frampton called the meeting to order at 6:32 p.m. In attendance were members Jack Lawson, Bob Steele and Mary Purdy. Mark Lazzari, planner/assistant zoning officer attended via zoom. Vice Chairman, Terry Doerr was absent. One public attended in person.

Approval of Minutes:

Mary Purdy made a motion to approve the minutes from the October 11, 2021 regular meeting. Jack Lawson seconded, and the motion carried unanimously.

Open Comment(s) - None

Review of Plan(s)

- **Sherman – Lot Consolidation SR Park** – James Shuty from Northern Survey was present representing this plan. James briefly summarized the plan to the board. Mark Lazzari’s report submitted to the board included a clarification of it technically being a corner lot and indicating that the setbacks are shown correctly on the plan with no further objections or issues. Tracy Frampton noted that the two lots to be combined are very small: one being .52 acres and the other 0.26 acres, combined are still less than 1 acre. However, the SRPC has always been in support of combining these tiny smaller lots into a larger lot.

Bob Steele made a motion to recommend approval and forward the Sherman Lot Consolidation Slippery Rock Park, to the Board of Supervisors for approval consideration. Mary Purdy seconded and the motion carried unanimously.

- **Neer Subdivision No. 2 continued** – James Shuty from Northern Survey was present representing this plan. Mark Lazzari submitted a report which included the pending submission of the Non-Building Waiver from the Sewage Enforcement Officer (SEO) and revised plan addressing revision noted by the SRPC at the October meeting for completion of this plan. It was reported that the SEO conducted the walk around for the non-building waiver (copy of diagram submitted), but due to a family emergency could not sign and complete the documented waiver at this time. It is anticipated that this will be done in a timely manner and submitted. Tracy reviewed the revisions to the site plan as previously requested in regards to showing the water and sewer on the residual tract for both homes plus showing the full dimensions for the residual tract on the plan.

Jack Lawson made a motion in conjunction with the October 2021 motion which recommended approval of the Neer Subdivision No. 2 and forward to the Board of Supervisors to consider conditional approval contingent on the Sewage Enforcement Officer executing 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. Mary Purdy seconded and the motion carried unanimously.

- **Camp Bucoco Subdivision-continued.** The commission noted that the Sewage Enforcement Officer conducted a dye test which is the start of the non-building waiver process. This plan will continue to be tabled by the Supervisors and considered at the time of the completion.

Zoning Officer Report - Mark Lazzari

Mark submitted a report to the board and commented on the following subjects: 1. Sherman Lot Consolidation SR Park, 2. Neer Subdivision No 2., 3. Camp Bucoco Subdivision, 4. Zoning Hearing Board upcoming public hearings. A brief ll of these subjects were discussed during the course of this meeting.

Other Business:

Tracy Frampton suggested that these items below continue to be reviewed and asked the planning commission to review Mark’s handout dated July 2021 and bring any suggestions or comments to the next meeting.

- Small Cell Facilities and Communication towers – Mark Lazzari continued.
- Ordinance – look at language for the following: Billboards, Paving of parking lots, I-1 Heavy Industry, and I-1 Light Industry

Correspondence:

- Notice from ZHB: Continuation of Substantive Validity Challenge public hearing scheduled for 11/22/2021 at Noon plus Special Exception for Heilman Pavement Specialties public hearing scheduled for 11/22/2021 at 1pm. Mark Lazzari summarized some information in conjunction with these public hearings. The commission acknowledged and no action needed.
- BCPC review/comment on Sherman Lot Line Revision. Acknowledged and no action needed.

Adjourn Meeting:

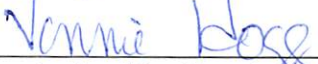
Jack Lawson made a motion to adjourn the meeting at 7:13 p.m. Mary Purdy seconded, and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton



Date Approved



Minutes submitted by Vonnie Hogg