

# Slippery Rock Township Planning Commission

## Regular Meeting Minutes: 12/13/21

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

### Approval of Minutes:

*Bob Steele made a motion to approve the minutes from the November 8, 2021 regular meeting. Jack Lawson seconded, and the motion carried unanimously.*

### Open Comment(s) - None

### Review of Plan(s)

- **Revised Sherman – Lot Consolidation SR Park** – James Shuty from Northern Survey was present representing this plan. Tracy Frampton summarized the revised plan of combining the four lots to allow an accessory structure on what was or currently is a separate parcel owned by Sherman. This situation occurs within our Township already where parcels are divided by private drives and public roads, in particularly in the Slippery Rock Park development which is characterized by tiny lots. Mark Lazzari added that an accessory garage as noted, within our ordinance, cannot be constructed on a property without a principal structure. Mark continued the discussion and added potential options which included requesting a variance, which may take months to complete or make a petition to change the ordinance which also is timely. The quickest and easiest solution is to consolidate the lots for compliance, which this applicant did.

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

- **Western PA Conservancy, Miller Road Parking – Resubmission** – David Hohman from KU Resources, Inc. was present representing this plan along with Andrew Zalnik from the Western PA Conservancy. David summarized the plan and the parking lot paving issues along with the stormwater plan. David reported that the attorneys for the WPC noted in a conference call with Mark Lazzari and engineer Dave Neill that this area historically has been an agricultural parking area. The Western PA Conservancy is proposing to improve the lot, which would include a gravel lot with one ADA Concrete Paving space. A lengthy discussion ensued during which the following were noted: the proposed parking improvements will include a concrete ADA accessible space and more stable gravel parking; also, the site can accommodate visitors, but it is not a commercial use. Tracy noted that the Western PA Conservancy did submit a small stormwater application which was approved by the TWP engineer.

*Bob Steele made a motion to recommend approval and forward the Western PA Conservancy Miller Road Parking stormwater improvements application as submitted to the Board of Supervisors for approval consideration, recognizing that it met the Township's Stormwater Management Ordinance plus provides for a concrete handicap parking. Mary Purdy seconded, and the motion carried unanimously.*

**Zoning Officer Report - Mark Lazzari** – no report - all issues addressed during the meeting.

**Other Business:**

- **Small Cell Facilities** and Communication towers – Tracy and Mark opened a discussion regarding where 5G devices installed by the service providers and where they can be located. It was noted that a municipality can have some limited control through a land development application and permitting process and fees. Mark provided proposed language for the SRPC to review and decide what may apply to the township for consideration. This will be tabled and continued until the next scheduled meeting.
- **Ordinance** – The PC plans to also look at language for the following: Billboards, Paving of parking lots, I-1 Heavy Industry, and I-1 Light Industry, Performance Standard for Fire Underwriters, & Accessory Structures.
- **Europolish – 111 Arrowhead Drive** - Mark Lazzari summarized this new business. Discussion ensued. Mark noted that this business does comply with the zoning ordinance as light manufacturing, which is permitted in this zoning district. Mark will contact this business and request submission of any MSDS information and will be issuing a zoning compliance certificate.
- **2022 meeting dates.** Discussion ensued.

*Jack Lawson made a motion to accept the SRPC 2022 meeting dates. Bob Steel seconded and the motion carried unanimously.*

- **SRPC 2021 Annual Activity Report.** Discussion ensued.

*Mary Purdy made a motion to accept and forward the SRPC 2021 Annual Activity Report as submitted to the Board of Supervisors. Bob Steele seconded, and the motion carried unanimously.*

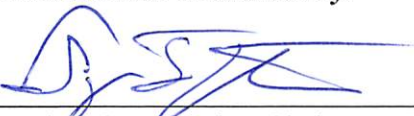
- **BCPC** – The County provided the Planning Consultant contact information for a Revised Butler County SALDO (Subdivision and Land Development Ordinance). SRPC acknowledged. No action needed since SR TWP has their own SALDO

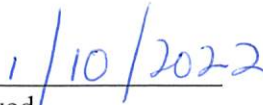
**Correspondence:**

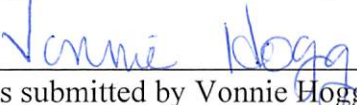
- BCPC review/comment on the Revised Sherman Lot Line Revision. No action needed.

**Adjourn Meeting:**

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

  
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Planning Commission Chairman, Tracy Frampton

  
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Date Approved

  
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Minutes submitted by Vonnie Hogg