

Slippery Rock Township Planning Commission

Minutes for: 4/11/22

Chairman, Tracy Frampton called the meeting to order at 6:31p.m. In attendance were Members Terry Doerr, Jack Lawson, Mary Purdy and Bob Steele along with Mark Lazzari, planner/zoning officer. Four members of the public attended the meeting.

Mary Purdy made a motion to approve the minutes for the March 14, 2022 regular meeting. Jack Lawson seconded and the motion carried unanimously.

Open Comment(s)

None

Review of Plan(s)

- **Williams Well Activity** – Walter Phillips, Big Dog Energy, LLC was present representing this plan. Tracy opened by summarizing the presentation at the last SRPC meeting noting that basically this operation will be putting the well into production. Tracy noted that there were conditions that applied to this well and they wanted to review and share with Big Dog Energy. The SRPC has received written confirmation that Big Dog understands these conditions and that they still apply. Tracy noted that Big Dog was not subdividing or building anything and were not changing the permitted well conditions as per the conditional use, nor were they changing the well pad itself by enlarging. Tracy continued by noting that basically they will be rolling in a trailer of generators and trailer of computers. Walter confirmed that this is their initial start of operations. He also noted that should they wish to do anything subsequent to that, they would return to the TWP to notify them of their actions and request approval, if needed. Mark Lazzari added that written responses to the performance standards in the ordinance and to the conditions associated with the original conditional use was submitted by Big Dog. These have been reviewed and found acceptable and satisfactory. Mark suggested that a zoning compliance certificate be issued after the Supervisors formal approval.

Jack Lawson made a motion to recommend approval and forward the Williams Well Activity to the Supervisors to consider approval and issuing of a Zoning Compliance Certificate. Mary Purdy seconded and the motion carried unanimously.

- **Campbell Subdivision** - No one was present officially representing this plan (a neighbor who plans to acquire the subdivided parcel was in attendance). Tracy summarized that this plan is to subdivide a non-building lot on the opposite side of State Route 8 which is a leftover or residual tract from when new Route 8 was constructed. Tracy noted that the Sewage Enforcement Officer (SEO) could not approve the non-building waiver prior to the last meeting due to a pending repair to the on-lot system on the parent tract. The SEO has verbally notified the TWP that the on-lot repairs on the parent tract has been permitted, allowing the SEO to approve the non-building waiver, and the SRPC to move forward with approval of the subdivision and non-building waiver.

Jack Lawson made a motion to recommend approval of the non-building waiver associated with the Campbell Subdivision and forward to the Supervisors for consideration. Bob Steele seconded and the motion carried unanimously.

Jack Lawson made a motion to recommend conditional approval of the Campbell Subdivision pending signing of the non-building waiver by the SEO, who is presently out of state, and forward to the Supervisors for approval. Mary Purdy seconded and the motion carried unanimously.

- **Ligo Subdivision along with DEP Sewage Facilities Planning Module.** Brett Ligo was present representing this plan. He summarized that this plan includes three lots; Lot 4 to remain in Agricultural (corn field), Lot 5 to require a DEP Sewage Module to be submitted to the DEP, and Parcel A - section of land to be combined with an existing adjacent lot owned by Brett Ligo. Tracy noted that the planning commission had previously discussed this subdivision, but took no action pending submission of a signed non-building waiver.

Jack Lawson made a motion to approve the DEP Sewage Facilities Planning Module for Lot 5 of the Ligo Subdivision and forward to the Supervisors for approval consideration. Bob Steele seconded and the motion carried unanimously.

Jack Lawson made a motion to recommend preliminary approval on the Ligo Subdivision as submitted. Mary Purdy seconded and the motion carried unanimously.

New Business

- **Electric Charging Stations** – commercial – Mark noted that the Supervisors are not looking for any actions on this currently - just asking what course of action would be needed. It was noted that charging stations would be most useful in the commercial district close to highways, businesses etc. Tracy added that this may be included with other ordinance revisions under consideration.
- **Multi-Municipal Comprehensive Plan** – It was reported that the Borough had reported to Supervisor Paul Dickey that they are planning to prepare an update to their comp plan. A brief discussion ensued. Mark and Tracy will discuss this with the Supervisors tonight at their meeting and request clarification as to the supervisor’s wishes regarding an update to the comp plan.

Other Business

- **Cemetery** – at 121 Shawnee Lane - RC-1, private cemetery, Mark continued the discussion on the private cemetery as follow: Mark noted that this particular cemetery is not being proposed as a commercial cemetery, rather, only as a private family cemetery. Mark noted that the State of PA does not preclude this activity. He suggested, with the planning commission’s concurrence, that we should ask for evidence that the parcel is being used as a family cemetery and be shown on a plot plan, (which the TWP has) and it should be recorded with the deed of the property. This plan should also show the access (ingress and egress) to the cemetery area. Mark suggested that a formal legal agreement be drawn up stating that access be granted in perpetuity to the family or relatives of the deceased, similar to an easement. The easement should note that the access cannot be blocked. Mark recommends that the family (owners of the property) show on the drawing the actual easement with a dedicated egress and ingress per the owner’s decision and work with the surveyor and record on the deed. Discussion ensued. Bob Steele, who serves on the Slippery Rock cemetery board, noted that a death certificate is required to bury someone. This is noted in the “Information of State Laws and Regulations Governing Cemeteries in Pennsylvania” per WM. Young, Butler County Coroner memo in 2012. Mark will draft a letter and forward to the TWP to review before issuing to the Grossman family.
- **Ordinance** – Tracy noted that we previously discussed ordinance language changes regarding Billboards, Paving of parking lots, and I-1 Heavy Industry vs I-1 Light Industry. Mark continued and explained why the I-1 Heavy Industry and I-1 Light Industry was added to these issues for review and consideration. Tracy noted the meaning of a Curative Amendments which can be used by municipalities to fix language issues within the ordinance. Discussion ensued. Tracy noted that Mark is working on some draft new language for the ordinance, for review all at one time, then forwarded to the Supervisors.

Correspondence

1. Memo – conditional use public hearing for Allegheny Mineral on May 23, 2022 at 2:00 p.m. A brief discussion ensued. SRPC elected to review this area being it is related to mining and want to submit comments if any to the Supervisors. To be added to the SRPC agenda 5/9/2022 for reasonable conditions consideration.
2. Notice of Land Use Appeal filed by Paul Boas, Marcia Carnahan & Christopher Coleman vs. SR TWP Zoning Hearing Board appealing the final decision of the Heilman Special Exception. No action needed.

Adjourn

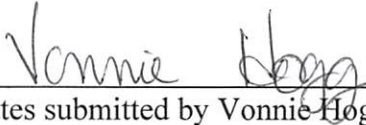
Jack Lawson made a motion to adjourn the meeting at 7:42 p.m. Mary Purdy seconded and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

5/9/2022

Date Approved



Minutes submitted by Vonnie Hogg