

Slippery Rock Township Planning Commission

Minutes for: 12/12/2022

Chairman, Tracy Frampton called the meeting to order at 6:32 p.m. In attendance were Commission Members: Terry Doerr, Bob Steele, Jack Lawson and Mary Purdy along with Mark Lazzari, planner/zoning officer, and Vonnie Hogg, Recording Secretary. One member of the public also attended the meeting.

Approval of Minutes: (11/14/22 meeting)

Bob Steele made a motion to approve the minutes for the November 14, 2022 regular meeting. Terry Doerr seconded and the motion carried unanimously.

Open Comment(s) - None

Review of Plan(s):

MDS Storage LLC along Woodbridge Drive Land Development. Andrew Benchek from Boord Benchek & Associates, Inc. was present representing this plan. Tracy Frampton and Mark Lazzari summarized the ZHB Findings from the Public Hearing held November 17, 2022. The Zoning Hearing Board Special Exception conditions of 11/17/2022 modified the limitations on the size of the development. The ZHB did not object to using the portions of the storage units' rear walls as part of the fencing. Andrew addressed TWP Engineer, David Neill's comments which included adding signature blocks, buffering, fencing, pedestrian access gate, large topsoil storage pile, stormwater mgmt., plus minor comments from the conservation district (mostly administrative) and completion of the SR TWP Developers agreement. Andrew added that the BCPC review had no comments. Andrew continued his summary to the commission using a full layout of the plan. The following items were discussed:

1. A lengthy discussion on the Stormwater Management which included questions from the board and information from Mark Lazzari. There was also discussion on a long-term Stormwater Management Maintenance Agreement; Andrew conveyed that this could also be implemented.
2. The lighting plan included 5 post mounted lights - the rest are mounted on the storage units as to not spill over on the road and adjacent neighbors.
3. Fencing to incorporate the buildings in certain locations.
4. 100 ft. Free Board for the stormwater detention - the design was adjusted from 1384.94 to 1385.94 to add the 1-foot freeboard for the 100-year storm discharge at the emergency spillway.
5. Conservation District – all revisions have been submitted. Waiting for the NPDES permit to be issued.

Tracy referenced David Neill's report dated 12/12/2022 which addressed that the property contains a portion of the existing stormwater ponds for the neighboring parcel. An easement needs to be defined for these facilities and a note added that they will not be disturbed or altered in any way. Discussion ensued with suggestions from Andrew that this can be done and implemented to be in compliance.

Jack Lawson made a motion to conditionally approve the MDS Slippery Rock Storage Units Land Development along Woodbridge Drive and forward to the Supervisors for consideration contingent on the following: 1. Confirmation that the NPDES permit has been issued by the Butler County Conservation District. 2. Noting the easement and adding a statement about preserving the existing stormwater detention on the plan and that it not be altered or disturbed. 3. Completing a long-term stormwater maintenance agreement. 4. Completing the SR TWP Developer's Agreement. Mary Purdy seconded and the motion carried unanimously.

Engineer Report – David Neill

Tracy Frampton addressed David’s submitted report comments during the MDS Storage Plan review.

Zoning Officer Report – Mark Lazzari

- **Williams Well** update which included the status of the well pad & operational update plus planned equipment additions to the Williams Pad (Mid-January 2023). Mark will review these plans to see if they will still fit within the original Conditional Use permit and request confirmation from the TWP solicitor.
- **SRU Foundation** – New ROTC/Police station project. The SRU Foundation asked if they could submit their plans for the new complex in phases. Mark noted that that is good practice because we do not want to review and approve a plan that may not be built for years.
- **Storage shed use and compliance** – 364 Ralston Property. Mark reported that a complaint has been received. Mark shall draft a letter to the property owner noting that they are in apparent violation of a number of codes & ordinances and asking for a description of what is going on at the property, allowing for a 30-day response to the Township office.

New Business:

- **SRPC Annual Report.** Tracy summarized the annual report prepared by Vonnie listing plans, lot line revisions and additional business conducted per the year.

Bob Steele made a motion to approve the submitted 2022 SRPC Annual Report and forward to the Supervisors. Jack Lawson seconded and the motion carried unanimously.

Other Business:

- **Proposed Large Solar Facility** – Tracy briefly summarized this proposed operation noting that a developer is looking at utilizing 520 acres located within three municipalities and two counties including SR TWP., Mercer Twp. and Liberty Twp., Mercer County. This operation will connect to First Energy’s upgraded Campbell-Kiester’s transmission line. Projected timeline for permitting, construction, and operation will range from years 2023-2026.

Correspondence:

- **Letter from Boord, Benckek & Assoc. Inc.** in regards to MDS Storage. This was addressed during the plan section of this meeting.

Adjourn Meeting:

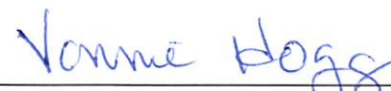
Jack Lawson made a motion to adjourn the meeting at 7:46 p.m. Bob Steele seconded, and the motion carried unanimously.



Tracy Frampton, Chairman

1/9/2023

Date Approved



Minutes submitted by Vonnie Hogg