

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 1/9/23

Chairman, Tracy Frampton called the meeting to order at 6:34 p.m. In attendance were members Robert Steele, Jack Lawson, Terry Doerr and Mary Purdy along with Mark Lazzari, planner/assistant zoning officer. Two members of the public attended.

Jack Lawson made a motion to approve the minutes from the 12/12/2022 meeting. Mary Purdy seconded and the motion carried unanimously.

Open Comment(s): - None

Review of Plan(s):

- **Grossman Cemetery** – Shawnee Lane. Tracy Frampton reported that Grossman’s wanted to establish a private cemetery. The TWP had asked them to submit some documentation which included a plot plan showing the floodplain and noting that there is no water intake for drinking water in that area. The PC also asked that an easement be show the cemetery location and access route. A brief discussion ensued. Mark also reported and summarized the Township guidance as noted above especially by making sure an easement was designed and would allow access in and out of the cemetery for perpetuity. Mark reported on his discussion with solicitor, Mike Hnath, who stated that private cemeteries are a private property matter and that the TWP can provide guidance, but that it is the property owner’s responsibility to follow the guidance along with legal guidance of their choice. Mark also noted that it is the resident’s responsibility to follow the PA State Law as to registering burials.
- **William’s Well Updated Site Plan** – Walter Phillips and Mike Weaver were present representing the updated Williams Well site plan. Walter summarized the updated site layout with a handout to the commission, which included the gas conditioning skid, small compressor, dehydration equipment, LPG line (1”) and LPG Tank. A brief discussion ensued with questions regarding the number of wells on site vs. number of wells in production and hauling the LPG gas from the site. Mike responded that these remaining wells have different gases which one well may have to have a dehydration unit and the other wells may need a gas conditioning for getting hydrocarbons out of the gas. The LPG tank holds 11, 000 gal and is trucked out hauling 8,200 gal per truck with 8-10 trucks anticipated a month. Mike continued explaining the production from the existing well units on site. Walter added that it is a phase development for the well area. Mark asked if the goal is to connect to a pipeline vs. the bit coin operation. Walter conveyed that the bit coin operation provided the ability to start an operation of these wells allowing them to generate capital to extend production of these wells. A short discussion ensued including engineer designs, time for construction and time frame to approve utility of gas and pipeline notification to the TWP. The planning commission confirmed that the planned production improvements at the well are consistent with the conditional use permit originally issued for the well site.

New Business:

- Mark commented on a complaint on property at 364 Ralston Road with issues of sewage, occupancy, set-backs along with other non-compliance issues are on-going. Mark will continue discussion with Karen Connell and Paul Dickey.
- Mark commented on a resident applying for a Federal Firearms License (FFL). It will not be retail sales of firearms, but for a professional service such as checking backgrounds etc. Mark will submit a letter to the resident regarding rules for Home Occupations and the Special Exception process.
- Mark reported that received an inquiry from a developer in regards to constructing a Dollar General within the U1 zoning district at the intersection of Harmony and Rt. 173. The developer wanted to know the township's position on this. The PC suggested that Mark be neutral in his response, however, he could note that it would require a special exception or conditional use, and that there are several nice residential properties directly across the road, and the impact on the surrounding properties would have to be considered in any request for a zoning change. Mark will respond to their questions and information request.
- The Heights – Mark will address any stormwater issues with David Neill before forwarding a zoning compliance letter.
- The Pending Solar Farm – no new information to report.
- BC New Subdivision and Land Development Ordinance Section 603.7 compared to SR TWP Ordinance. This will be addressed at the next meeting.

Other Business:

- Williams well updated operations – does it fit the original conditional use. This was addressed and confirmed during the Williams's Well updated site plan discussion.

Correspondence:

- BCPC 2023 meeting schedule & deadlines for submission. Acknowledged. No action needed.

Adjourn Meeting

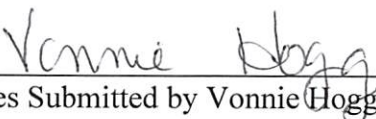
Jack Lawson made a motion to adjourn the meeting at 7:37 p.m. Bob Steele seconded and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

2/13/23

Date Approved



Minutes Submitted by Vonnie Hogg