

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 2/13/23

Chairman, Tracy Frampton called the meeting to order at 6:37 p.m. In attendance were members, Jack Lawson, Terry Doerr and Mary Purdy along with engineer, David Neill. Mark Lazzari, planner/assistant zoning officer attended via zoom. Member, Bob Steele was absent. No public attended.

Jack Lawson made a motion to approve the minutes from the 1/9/2023 organization and regular meetings. Mary Purdy seconded and the motion carried unanimously.

Open Comment(s): None **Review of Plan(s):** None

Zoning Officer Report: Mark Lazzari

- **BC New Subdivision and Land Development Ordinance Section 603.7** compared to SR TWP Ordinance. No update per Mark and as Tracy noted that SRPC along with the TWP believe their existing ordinance is adequate and no changes will be made.
- **Zoning Hearing Board (ZHB) Public Hearing** scheduled for 2/15/2023 at 1:00 p.m. for a Special Exception. Mark summarized the applicants proposed use as obtaining a Federal Firearms License. Mark noted that the TWP ordinance does not prohibit anyone from obtaining this license which is regulated by The Bureau of Alcohol, Tobacco, Firearms and Explosives' (ATF) Federal Firearms Licensing Center (FFLC) issues and renews federal firearms licenses (FFL) in accordance with the Gun Control Act of 1968. The item before the ZHB is what the applicant is going to do with the FFL License. The applicant wants to provide professional services where he as an agent would do back-ground checking for the sale of private guns and possibly be involved in estate sales, where guns would be for sale and he could handle that background checking. He was clear that he was not opening a gun shop in his house or conducting any retail gun sales. Mark addressed this issue with the applicant's neighbors, whom contacted him, and invited them to the public hearing as scheduled.

The SRPC only comments to the ZHB for consideration are as follows: to limit the hours of operation, no public show room allowed, no off-street sales allowed, plus conduct business by appointment only; sale of an individual to another individual and through the internet as allowed by law.

- **Glacier Ridge Solar Project** – Solar Met Station. Mark noted that LRE Glacier Ridge Solar inquired about installing a temporary Solar Met station which is used for monitoring and measuring the proposed area to see how much power they will need, and use the information to calculate if the project is feasible plus the size of the transmission line they will need. Mark continued with a summary of the unit and stated it would be handled under the Small Solar Facility Ground Mounted section of the Ordinance along with a Zoning Compliance Certificate. A discussion ensued.

The SRPC is aware of the larger proposed solar project and they agreed that this station is temporary and is needed for measurements for the proposed solar site and believe it would not cause a major disturbance to the property where it will be installed. Mark will contact the Glacier Ridge Solar Project people and convey these comments and handle the Small Solar Energy Facility – ground mounted ordinance requirements along with the zoning compliance certificate. The office will contact the UCC inspector to confirm if a building permit would be needed.

- **McDeavitt Subdivision – Lot 3 non-building lot.** Mark stated that the new owner of this lot 3 which is part of the McDeavitt Subdivision wants to build an accessory, storage type garage on this lot. Tracy added the location of this lot is along Slippery Rock Road and the SRPC is aware of the property and subdivision. Mark continued with his information; the owner also wants to also build a pond in the swampy area of the lot, which Mark noted is a DEP issue.

A lengthy discussion ensued and addressed the following key points:

1. The SRPC is aware that a storage garage without sewage does not contradict the non-building waiver but concerned that it goes against the intent of the non-building waiver.
2. The major concern is permitting a standalone accessory building on a single lot without a primary structure. Tracy referenced the TWP Ordinance which does not allow an accessory structure on a lot without a primary structure
3. David Neill added information in regards to the uses and how to use the non-building waivers.
4. Per the definition of an accessory building the SRPC can only permit an accessory building on a lot when there is a primary structure per the TWP ordinance.
5. Guidance for applying to the TWP Zoning Hearing Board for a variance. Mark will research this action to see if it may be applicable to this situation.

Mark will contact the owner of the Lot 3 and forward the information as reviewed and discussed per this meeting.

New Business:

BC New Subdivision and Land Development Ordinance Section 603.7 compared to SR TWP Ordinance. This was addressed in the Zoning Officer Report.

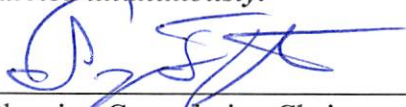
Other Business:

ZHB Public Hearing scheduled for 2/15/2023 for a Special Exception. This was address during the Zoning Officer Report.

Correspondence:

Glacier Ridge Solar Project – Solar Met Station. This was discussed during the Zoning Officer Report.

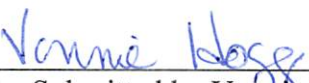
Jack Lawson made a motion to adjourn the meeting at 7:28 p.m. Mary Purdy seconded and the motion carried unanimously.



 Planning Commission Chairman, Tracy Frampton

4/10/23

 Date Approved



 Minutes Submitted by Vonnie Hogg