

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 4/10/23

Chairman, Tracy Frampton called the meeting to order at 6:32 p.m. In attendance were members, Jack Lawson, Terry Doerr, Bob Steele and Mary Purdy. Mark Lazzari, planner/assistant zoning officer attended via zoom. No public attended.

Terry Doerr made a motion to approve the minutes from the 2/13/2023 regular meeting, noting that the 3/13/2023 meeting was cancelled. Mary Purdy seconded and the motion carried unanimously.

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

Zoning Officer Report: Mark Lazzari

1. University Village PRD bus/propane tank storage issue:

Tracy reported that the Township met with a representative from STA (Student Transportation of America) on 3/30 to discuss using a portion of University Village parking lot for parking school buses and for a propane fueling station. The Township informed STA that this use is not approved under University Village's Planned Residential Development (PRD) plan. University Village will be required to request a Conditional Use Hearing to amend their current PRD approval. Discussion ensued. Vonnie and Mark reported that University Village has requested a hearing.

2. SRU Macoskey Center Boardwalk project grant application:

The SRU Foundation requested a letter from the Township supporting the Project. The project will include a wetland boardwalk, an ADA parking area and an accessible path from the parking area to the boardwalk. The project will make the trail system more accessible for anyone with a physical disability or challenge. This project will also prevent future disturbances to the wetlands on the property. Tracy reported that the application was due prior to the April meeting, therefore he had to sign a letter of support which basically stated the following:

Slippery Rock Township has reviewed the project and acknowledges that it is in compliance with our comprehensive land use plan. Slippery Rock Township Planning Commission supports this project with the DCED for the Macoskey Center at Slippery Rock University. The Macoskey Center is a valuable asset to the community and residents of Slippery Rock Township

3. SRU ROTC & Police Project:

The Township has been advised that a Land Development submission is pending for the Project. No plans have been submitted yet. The Township received a Municipal Notification of Planned Land Development for Chapter 102 Permits. Chapter 102 Permits are PADEP/Conservation District Erosion and Sediment Control Permits — **A permit required for earth disturbance activities where the earth disturbance is associated with timber harvesting, road maintenance activities, or oil and gas activities.** The Township reviewed the Notification, answered applicable questions and returned.

4. SRU Foundation – New Project

Township officials, including PC chairman Tracy Frampton will meet with the SRU Foundation on 4/12 at 9:30 a.m. to discuss a proposed residential housing project on Technology Drive. More details will be learned at the meeting. A brief discussion ensued.

5. McDeavitt Subdivision – Lot 3 non-building lot – Zoning Hearing Board Hearing scheduled for 4/12 at 1pm

- 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.
- 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
- 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.
- Butler County has responded and suggests the Variance be denied.

Mark also reported on the following and discussions ensued with no recommended actions required:

1. A complaint about an establishment located along Arrowhead Drive.
2. Retractable pool covers in regards to UCC ruling vs. TWP Ordinance language.
3. Properties marked as flag lots (those being properties with reduced frontage on a public right-of-way where access to public right-of-way by a narrow private strip of land or driveway)

New Business: None

Other Business:

The following three items were addressed in Mark's report:

1. University Village PRD bus/propane tank storage issue.
2. SRU Macoskey Center boardwalk project grant application.
3. ROTC & Police Project Ch. 102 permit notification.

Correspondence:

The following two items were addressed in Mark's report:

1. SRU Macoskey Accessible Path and Boardwalk.
2. DEP – NPDES Stormwater Construction permit.

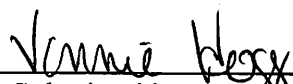
Jack Lawson made a motion to adjourn the meeting at 7:23 p.m. Mary Purdy seconded and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

5/8/23

Date Approved



Minutes Submitted by Vonnie Hogg