

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 6/12/2023

Chairman, Tracy Frampton called the meeting to order at 6:35 p.m. In attendance were members, Terry Doerr, Jack Lawson, and Mary Purdy along with David Neill, engineer plus Mark Lazzari, planner/assistant zoning officer whom attended via zoom. Member Bob Steele was absent. Ten members of the public attended.

Jack Lawson made a motion to approve the minutes from the 5/8/2023 regular meeting. Mary Purdy seconded and the motion carried unanimously.

Open Comment(s):

Crestview Road – proposed subdivision – Mike Magee & Tom Hutcheson were present representing this proposed plan. Mike noted that he owns 2 parcels of land and he wants to subdivide off approx. 1/3 acre to sell to his neighbor Tom. Mike is waiting for a surveyor but wanted to visit SRPC for comments on their initial steps. Discussion ensued including that there will not be any nonconforming lots. Tracy Frampton noted that this proposed plan looks very straight forward. The owner asked if he must do a sewage pit & perc test prior or along with this subdivision; Tracy added that they are not creating a new lot as confirmed by engineer, David Neill. Therefore, they would not have any sewage issues to address at this time but David recommended that he contact the TWP Sewage Enforcement Officer for clarification.

Review of Plan(s):

Tracy Frampton revised the review order of the plans as follows:

Carmine & Amy Tedeschi Lot Line Revision. Amy Tedeschi was present representing this plan. Tracy Frampton summarized the plan noting that 6 lots will be consolidated to equal 6.727 acres total. The small lots alone were a problem meeting the set-backs for building and sewage planning. Tracy noted that we ordinarily require the sewage planning along with consolidations, but this plan is not creating a residual lot where the sewage would be needed. Amy noted that the sewage was their next step for this property.

Jack Lawson made a motion to approve the Tedeschi Lot Line Revision consolidation plan and forward to the Supervisors for consideration. Mary Purdy seconded and the motion carried unanimously.

SRU Foundation – Cozy Homes – courtesy preliminary review. Matt Thornhill with Cozy Home Community was present representing this plan. They are visiting to get comments on their proposed formal plan to be ready within 1 or 2 months for submission. Matt continued updating the commission as follows:

- The site is located along Innovation Drive; right across from the proposed Police/ROTC center.
- 48 small cozy homes – 2 bedroom/bath with porches facing the center open area – trying to foster community.
- Rental community
- Round houses/common area, 1500 sq ft. with galley kitchens with spare bedrooms for guests.
- Modular stick built in sections then placed on crawl space foundations.
- Designed for middle income seniors over 55 years of age plus limited grad students.
- SRU Foundation owns the property with the Presbyterian Senior Care doing the operation of the project; per a joint venture they will be the new entity and will be the primary owners of this development.

Questions and answers continued including the following:

- Set-backs along Innovation Drive and between each home which falls under the urban density overlay area – this may need to be reviewed per the official plan when submitted.
- Sewage planning along with SRMA review and approval.
- Restrictive covenants to be in place.
- Parking and handicap spaces provided (Handicap to follow the State requirements).
- Fire Department review and approval.
- Carports and storage.
- Submission of the subdivision to be done first before the development plan submitted, and if possible, do in conjunction with the police/ROTC building.
- Accessory structures to be addressed under the covenants and be restrictive plus include limits to rentals to seniors and grad students.
- Zero step entry for each unit.
- Overall design for sewer piping and attachments.
- Stormwater management planning.

SRU Foundation – ROTC - Police plan review. Jerry Klodowski from Civil & Environmental Consultants (CEC) was present and representing this land development. Jerry introduced other attending the meeting- Scott Albert -SRU, David Hollenbaugh - SRU Foundation, Dennis Wilkins - WMF Architects and the CEC principal in charge Mike Archer. Jerry summarized the plan as follows:

- 24.7 acres south west of the Innovation drive Cal-de-sac. Located in the U-1 zoning district.
- This plan along with the stormwater management plan was submitted to SR Borough, since the majority will be located in the Borough – no comments from them to date received.
- This is approx. 26,000 sf which consists of a police bldg., lecture hall, ROTC Area plus a gym. Parking spaces required 103 but will provide 196 parking spaces.
- Emergency egress or ingress for emergency vehicles onto Vincent Street. (This may not happen)
- Driveways – 24 feet and parking stalls 10'x18'.
- Building is a mix of architecture; exterior, 1 story, brick and metal siding. The floor plan was reviewed – offices, training room, holding cell area, interview and processing rooms, staff lockers, sleeping rooms, ammunition storage, evidence storage. Multipurpose room, with entry way. ROTC offices plus physical training area and supplies storage areas. This may be done in phases with police services being completed first and remaining as funding is available.
- Grading – mounds of dirt slopes to the southwest cutting some from the north and filling in the southwest. Will be importing material per PA regs for clean fill.
- Site is under-laned by shallow mines less than 100 ft. Official boring are completed. A mine problem plan is set up for this building which is not a requirement but a risk satisfaction for the client.
- Stormwater plan – install basin at the bottom of the plan. Manage/Release concept.
- Utilities mostly along Innovation Drive. The one issue for this plan is the sanitary, because the site is lower than Innovation Drive, they had to design a grinding pump all the sanitary flow will be collected and pumped to the main line.
- Sewage Planning was approved. An exemption was received for their flows
- The SR Fire Chief, Ryan Hanchosky, also reviewed the sewage plan for placement of the hydrants and approved. Ryan also reviewed and approved the land development plan for the space for fire truck turning.
- The erosion sediment control has already been submitted today for the NPDES permit.

Scott Albert reported that the business plan has been submitted and waiting for the review process. Hopefully to begin the police station in the fall. Discussion ensued some information on a future access road past the Cal-de-sac to SRU campus.

David reported that he completed the technical review but the biggest issue was the proposed discharge location of the stormwater pond. David conveyed about the past problems and complaints from properties in the area of the flow onto adjacent properties. A concentrated flow is being directed onto a downstream property that does not have a defined stream. Discussion ensued. Jerry conveyed that a down-stream analysis will be completed along with conversations with the neighboring properties and the conservation district.

Mark asked how the traffic will be directed, within the development - it will be done with signage. The lighting along the road way was missed and is to be added.

Jack Lawson made a motion to grant conditional approval for the SRU Police and ROTC Center Land Development Plans pending on the resolution of the discharge of the stormwater, the SR Borough comments on the stormwater plan, the NPDES permit, BCPC comments plus the revised lighting plan and forward to the Supervisors for consideration. Mary Purdy seconded and the motion carried unanimously.

Zoning Officer Report: Mark Lazzari

Uniform Construction Code vs TWP Ordinance. This will be addressed at the next regular meeting.

An attached picnic pavilion variance – Mark Lazzari will contact the resident.

New Business:

University Village – amendment to an existing PRD. Public hearing to be held on June 26, 2023 at 2:00 p.m. Mark noted that the SRPC had requested a detailed sketch and information and he believes we did not get all that we requested. The office to contact Karen Connell for update.

Other Business: None

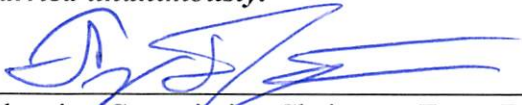
Correspondence:

BCPC did not have any comments on the Tedeschi, Lot Line Revision #23110.

Executive Session: None

Adjourn Meeting:

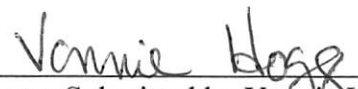
Mary Purdy made a motion to adjourn the meeting at 8:10 p.m. Jack Lawson seconded and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton

7/10/23

Date Approved



Minutes Submitted by Vonnie Hogg