

**CLINTON TOWNSHIP  
PLANNING COMMISSION**

**CLINTON TOWNSHIP  
MUNICIPAL BUILDING**

**Minutes  
JUNE 6, 2016**

**CALL TO ORDER:** Dave Koren, Gabe Ciafre, Bill Duncan, Kevin Corace, Pat Hebda, Todd Cress, Barb Bartley, Sarah Altomari, Secretary. Others present included Adam Hartwig, Kathy Allen, Ed Boyd, Richard Craft, Ryan McClellan and Jean Duncan.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance to the Flag was recited

**COMMENTS FROM THE AUDIENCE:** Kathy Allen thanked Ed Boyd and Pat Hebda for their work in keeping things running smoothly in the township during the transition. She also introduced the new Township Secretary, Sarah Altomari.

**CORRESPONDENCE:** Spring Cleanup day, Spring Valley Park Open house

**MINUTES:** The planning commission thanked Tom Hartwig for recording the minutes at the previous meeting. Gabe Ciafre moved and Todd Cress seconded the motion to approve the April 4, 2016 Regular Meeting Minutes of the Clinton Township Planning Commission. All were in favor and the motion passed.

**OLD BUSINESS:** Bill Duncan brought up the recent gas line explosion in Westmoreland County. He expressed that, although the township cannot tell people how far away to build from gas lines, he believes that buildings (particularly those with high residency) should be at least 600 feet from high pressure gas lines. Pat Hebda added that people who are planning to build in the township should at least be informed of the distance of the proposed property to a high pressure gas line so that they could make an informed decision about where to build on their property. Dave Koren expressed the need for an emergency plan in the event of something like this occurring in Clinton Township. Kathy Allen said that Clinton is still looking to fill the position of emergency management coordinator. Adam Hartwig added that it is possible to pay someone to do this instead of having a volunteer.

**NEW BUSINESS:**

**Brayman Development**

Richard Craft and Ryan McClellan spoke to the board about Brayman's proposal to build an expansion to its main facility, including a parking lot expansion. The plans were approved by the Planning Commission in 2002, and now Brayman is looking to move forward with construction. They requested re-approval of the plan. Pat Hebda questioned whether or not there is supposed to be a time limit between phase approval and activation. Dave asked if records of the 2002 approval existed. Pat confirmed that they do.

Dave Koren had several questions concerning the differing standards between 2002 and 2016. However, he agreed that, as the plans were previously approved, it would be unfair to make Brayman

alter the plans to comply with newer ordinances. However, he suggested some voluntary changes, such as bulb wattage, which might both save Brayman money and help them to comply more fully with the newer ordinances. Dave also suggested that the township might have an interest in putting historical markers in certain places on the property.

Kevin Corace questioned whether or not the solicitor should be consulted about the time lapse. However, he expressed his view that the planning commission should approve the plans, as they go along with the purpose of the industrial park.

Pat Hebda entered a motion to approve the plans, but to touch base with the solicitor to ensure that there is no statute of limitations on unchanged, previously approved plans. Dave Koren seconded this motion.

Todd Cress moved to amend the motion to move ahead with the approval without consulting the solicitor. Barb Bartley seconded this motion. Todd and Barb were in favor and Pat dissented. All other members abstained from voting, and the motion to amend the previous motion passed.

All were in favor of the amended motion, and the motion passed. Gabe Ciafre abstained because of a personal connection to the project in question.

### **Sewage Ordinance**

The township is currently missing a sewage ordinance. Pat Hebda suggested that the township should organize the written records of the ordinances. A resident wants to put a modular home on their property, and they do not want to have to pay for a sand mound or newer septic system because the DEP has an acreage size waiver for people who have had the land in the family for a certain number of years. The Planning Commission believes that Clinton has a stricter sewage ordinance, and nobody has invoked this exception before. However, the ordinance in question must be located in order to settle this issue.

**PREVIEWERS:** Bill and Barb will be previewers for the next meeting.

Barb motioned to adjourn and Dave seconded the motion. All were in favor, and the motion passed.

**ADJOURN:** Next Planning Commission meeting set for **June 6, 2016 – 7:30PM**