

**CLINTON TOWNSHIP
PLANNING COMMISSION**

**CLINTON TOWNSHIP
MUNICIPAL BUILDING**

**Minutes
JUNE 6, 2016**

CALL TO ORDER: Pat Hebda, Bill Duncan, Gabe Ciafre, Dave Koren, Sarah Altomari, Secretary. Others present included Ray Cole.

COMMENTS FROM THE AUDIENCE: There were no comments from the audience.

CORRESPONDENCE: There was no correspondence.

MINUTES: Pat Hebda suggested two changes to the minutes of the previous meeting. She wanted to add last names where only first names were given, and to clarify a statement that she was recorded as having made.

Dave Koren made a motion to accept the May 2, 2016 meeting minutes with Pat's revisions. Gabe Ciafre seconded the motion. All in favor, motion passed.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS:

Ray Cole proposed building a garage on his property at 334 Lardintown Road. His lot is nonconforming. Bill Duncan and Barb Bartley were the previewers. Bill emphasized that Ray's property is a pre-zoning, pre-existing condition lot. The garage is a logical expansion of the existing use, so he saw no issue with allowing it. Sarah Altomari read a statement that Barb Bartley had emailed to the commission which said that, even with the addition of the garage, the set backs would still be sufficient. Barb also questioned whether or not the case needed to be brought to the Zoning Hearing Board. Gabe responded that the Zoning Hearing Board is an option, but not necessary. Pat emphasized that, as the garage will be attached to the main structure, there will be a building permit along with tax considerations. Dave Koren's opinion was that, as the garage would not make anything worse for anyone, there is no reason not to go ahead. He also clarified that the garage won't interfere with the septic system.

Pat made a motion to recommend to the Zoning Officer that the Planning Commission does not have any concerns with the addition to this property. Gabe seconded the motion. All in favor, motion passed.

Gabe Ciafre asked who the new Zoning Officer is. Sarah Altomari responded that she will be handling the office work while, most likely, Adam Hartwig will be handling the field work.

Pat mentioned two signs that she believes are not in compliance with our ordinance. The first is a big plastic sign on the side of a semi-truck parked by Miller Tire. The second is a new sign on Saxonburg Blvd that is advertising something in another location, which technically qualifies it as a billboard.

Bill Duncan mentioned that there is clearcutting occurring at Mr. Black's farm, and that he is pretty sure they are breaking the tree cutting regulation that was put in place so as not to interfere with the bats.

PREVIEWERS: The previewers for the next meeting are Dave Koren and Barb Bartley.

Gabe made a motion to adjourn. Pat seconded the motion. All in favor, motion passed.

ADJOURN: Next Planning Commission meeting set for **July 11, 2016 - 7:30PM**