

**CLINTON TOWNSHIP
PLANNING COMMISSION**

**CLINTON TOWNSHIP
MUNICIPAL BUILDING**

**Minutes
JANUARY 9, 2017**

CALL TO ORDER: Bill Duncan (Chairman), Barb Bartley, Gabe Ciafre, Kevin Corace, Pat Hebda, Dave Koren, Sarah Altomari (Secretary). Others present included Tom Hartwig, Nichole Marsh, Kathy Allen, Ed Boyd, Jean Duncan, and Judy Wagner.

COMMENTS FROM THE AUDIENCE:

Ed Boyd commented that the Supervisors have been lax about more than one Supervisor attending Planning Commission meeting, which is in violation of the Sunshine Law.

Kathy Allen agreed that we need to be cautious, but will all meetings including the Park Advisory Board. She also announced that the Bass Compressor Station was purchased by PennEnergy. There hasn't been any significant improvement in noise yet.

ORGANIZATION: Dave Koren made a motion to appoint Bill Duncan as the Chairman, Barb Bartley as the Secretary, and Pat Hebda as the Assistant Secretary. Kevin Corace seconded the motion. All in favor, motion passed.

MINUTES: Bill Duncan made a motion to approve the minutes of the November 7, 2016 meeting. Kevin Corace seconded the motion. All in favor, motion passed.

NEW BUSINESS:

Comprehensive Plan – Tom Hartwig gave a presentation about the benefits of and steps involved in updating the Comprehensive Plan. He mentioned that, by law, the Comprehensive Plan should be updated every 10 years. The Board of Supervisors already voted to update the plan, but they would like the Planning Commission's input on whether or not to go ahead with the process. Tom emphasized that it is better to update the plan without Buffalo Township. A lot of the old subject matter will still apply. The Township had the options to either make quick changes or spend a lot of time reviewing and updating the plan.

The following is a paraphrased account of questions that were asked to Tom before and after the presentation and Tom's responses:

Pat Hebda: If we do the Comprehensive Plan without Buffalo, will we have to provide for the uses that are currently being taken care of by Buffalo in our existing plan?

Tom: No. The existing zoning dictates what takes place and where. The Comprehensive Plan is merely a road map that takes a look at land area, demographics, infrastructure and identity over the next 10-20 years. You can make recommendations to modify the zoning, but you cannot go any further than that.

Gabe Ciafre: In other communities that you have worked with in the past, have you pooled the community for input, or did you just work with the Supervisors?

Tom: We invited the public to attend Planning Commission workshops. There is also a public hearing before it is put forward with recommendations. We will send out mailers and get input from the community.

Dave Koren: In terms of the Municipal Planning Code, is this an intermediate step between the Code and the Zoning Ordinance?

Tom: The plan is pretty general. It lays out the roadmap of where you want to be. You can recommend tweaking the Zoning Ordinance in order to get there.

Bill Duncan: We have done a lot of work over the last 10 years. Do we really need to update the plan now?

Gabe Ciafre: Is there something specific we need to update that we haven't been paying attention to?

Tom: The code says you need to update the plan every ten years but not every Township does. The update does not necessarily need to result in massive changes. There could just be some tweaking.

Gabe Ciafre: Our current plan doesn't take into account the growth of the oil and gas industry over the last couple of years.

Barb Bartley: Are there vast differences in the Municipal Planning Code requirements between now and when we first did our plan?

Tom: No.

Barb Bartley: Have we looked to see whether or not we have met the goals laid out in the current plan?

Tom: No, that is part of what the updating process is going to include.

Kevin Corace: Is this going to include the MS4?

Tom: Yes, if Clinton Township is designated as a Small MS4.

Bill Duncan: We have already done a lot of the work that you mention in your slide presentation.

Dave Koren: The demographics have changed, but the total population has not increased significantly.

Gabe Ciafre: If we are deficient in any way, we should go ahead with the update. However, I don't think we want to go off in any drastic direction. We are losing an active lifestyle of farming, but the land is still being farmed. However, these farmers may not be farming that land for very much longer.

Pat Hebda: The original document is from 2006, so an update couldn't hurt. So far, the residents have not complained about the institution of zoning.

Barb Bartley: Does it affect up if Buffalo is not also updating their plan?

Tom: No.

Kevin: The DEP could create a liability if we go forward with updating the plan.

Gabe Ciafre made a motion to have ARCADIS compile demographic information for review before the Planning Commission makes a decision regarding updating the Comprehensive Plan. Pat Hebda seconded the motion. All in favor, motion passed.

PREVIEWERS: The previewers for the next meeting are Barb Bartley and Kevin Corace.

Barb Bartley requested that the minutes of the previous meeting be emailed to the Planning Commission members prior to each meeting. Sarah Altomari agreed.

Kevin Corace made a motion to adjourn. Barb Bartley seconded the motion. All in favor, motion passed.

ADJOURN: Next Planning Commission meeting set for **February 6, 2017 - 7:30P**