

**CLINTON TOWNSHIP
PLANNING COMMISSION**

**CLINTON TOWNSHIP
MUNICIPAL BUILDING**

**Minutes
FEBRUARY 6, 2017**

CALL TO ORDER: Bill Duncan (Chairman), Barb Bartley, Gabe Ciafre, Kevin Corace, Pat Hebda, Dave Koren, Todd Cress, Sarah Altomari (Secretary). Others present included Tom Hartwig, Ed Boyd, Brian Sorochty, and John Kupiec.

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

MINUTES: Kevin Corace suggested that the phrase “needs to be updated” be changed to “should be updated.” Dave Koren made the motion to approve the minutes of the January 9, 2017 with that change. Todd Cress seconded the motion. All in favor, motion passed.

NEW BUSINESS:

DDS Construction – Brian Sorochty and John Kupiec were present to request site plan approval for their property in the Victory Road Business Park on the corner of Victory Road and South Noah Drive. Brian introduced the company as an engineering and construction company headquartered in Rochester, NY. Their site plan included a 10,000 square foot building. This would include an office, a shop for servicing equipment, and an outdoor storage area. The driveway would be off of South Noah Drive. Bill Duncan inquired as to what kind of work would be happening on site and what noise/fumes would be generated. Brian responded that the facility will only be staffed part time for now. Eventually, there will be a full time administrator, a mechanic and a helper. John added that, primarily, the building itself will be a service and shop space to maintain equipment. The equipment will range from excavators/bulldozers to compressors, pumps, and trucks. The primary pieces are usually out on projects unless service and repair is needed. The hours will be 7am-4:30pm. Dave Koren asked what kind of materials would be stored outside. John responded that, generally, there will be pipe material and small stockpiles of sand or stone. None of these stockpiles will be permanent. Gabe Ciafre asked whether or not the CDC had provided DDS with the restrictive covenants of the business park. John responded that they had not as of yet. Brian mentioned that DDS was originally told there was a regional detention facility, but they are currently working with ARCADIS to determine whether or not they will need to provide their own stormwater controls. Kevin Corace asked if the shop service is being run into the sewer line. Brian responded that they will put in a floor drain as long as it is allowed by regulations. He said that they would like to start construction in February if possible. They had not spoken to the Roadmaster about a driveway permit yet. Bill Duncan expressed concern that the township needs DDS to be in compliance with the covenants. He requested that DDS provide a letter at the Board of Supervisors saying that they understand and agree to comply with the covenants. Gabe Ciafre made a motion to recommend that the Supervisors approve the site plan, on the condition that DDS obtains a driveway permit and provides the letter Bill requested. Todd Cress seconded the motion. All in favor, motion passed.

Comprehensive Plan – Bill Duncan suggested that the Planning Commission go through the demographic data which was compiled by ARCADIS for the Comprehensive Plan update. Bill noted several pieces of data which interested him. The population predictions have changed from the original plan, the median age is increasing, and single family dwellings are more popular than quads. Tom Hartwig pointed out that children who are graduating are moving out of the Township, which is why the median age is increasing. He mentioned that the Township should consider attracting some of the adults back. Gabe responded that the idea of the park was to attract young people. Kevin Corace mentioned that the quads might be utilized more as older people retire. Gabe Ciafre mentioned that young people are going to prefer quads because they are less likely than older generations to want to maintain land. The Planning Commission also discussed the possibility

of farms breaking up once the land passes down to the younger generations. Bill was surprised that the total number of housing units dropped, even after the construction of the Plantation. Tom responded that the closing of the trailer court may have affected the numbers. Bill mentioned that, because there are not a lot of houses up for sale in Clinton Township, there might be a need for more housing in the area where there is already public water and sewage. Dave Koren brought up the fact that the gas industry was not an anticipated factor in the original Comprehensive Plan and that the updated plan should consider the effects that this industry has had and will continue to have on the Township. Gabe asked Tom what areas he thinks are most important to address in the new plan. Tom responded that, with the aging population, the biggest challenge over the next 10-15 years will be to promote controlled residential growth in the Township in order to increase the tax base to keep up with infrastructure costs while not undermining the rural character and agricultural flavor of Clinton. Bill responded that the focus of the initial plan was to minimize residential development and increase industrial and farming in or to maximize the amount of tax revenue and minimize the increase of spending on services. There is a need for more housing in the township, but we are also almost out of space in the industrial park. Dave Koren replied that we should try to attract business that would attract young people. Bill added that we should also look at ways to add logical expansions of the Plantation by running the roadways straight up to the property lines. He also said that we need to make sure all three supervisors can attend meetings to discuss the updated plan. Sarah Altomari said that she would look into the best way to make that happen legally. Gabe Ciafre asked whether or not our ordinances could include provisions to make developers pay for improvements on the roads that they impact. Tom replied that it is something we can address in general terms in the Comprehensive Plan, but it would have to be spelled out fully in the Subdivision Ordinances. Tom then assured the Planning Commission that the plan does not need a full rewrite, merely an update to reflect changing demographics and the burgeoning oil and gas industry. Barb Bartley questioned spending \$18,000 on an update, but Tom Hartwig assured her that it will not be nearly that expensive. Gabe pointed out that a bad plan could end up costing the Township in the long run.

Todd Cress made a motion to go ahead with updating the Comprehensive Plan. Dave Koren seconded the motion. All in favor, motion passed.

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

Gabe Ciafre made a motion to adjourn. Kevin Corace seconded the motion. All in favor, motion passed.

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