

**CLINTON TOWNSHIP  
PLANNING COMMISSION**

**CLINTON TOWNSHIP  
MUNICIPAL BUILDING**

**Minutes  
MAY 1, 2017 7:30 PM**

**CALL TO ORDER:**

Gabe Ciafre (Vice Chairman), Barb Bartley, Pat Hebda, Dave Koren, Todd Cress. Bill Duncan (Chairman) arrived at 7:40 PM. Others present included Tom Hartwig, Ed Boyd, Kathy Allen, and Judy Wagner.

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

**MINUTES:** Todd Cress made a motion to approve the minutes of the April 3, 2017 meeting of the Planning Commission as corrected. Barb Bartley seconded the motion. All in favor, motion passed.

**OLD BUSINESS:** There was no old business to discuss from last month's meeting.

**NEW BUSINESS:** There was no new business to be brought before the Planning Commission Board this month. There were no subdivisions nor lot line revisions submitted for review.

**COMPREHENSIVE PLAN UPDATE:**

Consulting Engineer Tom Hartwig of Arcadis gave an update on the status of the work being done on the Township's Comprehensive Plan. Mr. Hartwig reported that a majority of the chapters or material contained in the Comprehensive Plan have been rewritten or updated in accordance with the requirements for such documents in the Municipal Planning Code. The only chapter or section that needs to be rewritten at this point in time is the Land Use chapter. This will be accomplished prior to the next meeting.

The Planning Commission and Mr. Hartwig focused on a detailed review of the goals and means set forth in Chapter 13 of the draft version of the Comprehensive Plan distributed to members by mail last week. Each planning goal and the means suggested to achieve the goal was reviewed in detail. Mr. Hartwig agreed to revise Chapter 13 of the Plan in accordance with member feedback and incorporate comments and suggestions into the revised chapter. An overview of Planning Commission revisions and comments is as follows:

- Mr. Ciafre and Mrs. Bartley made note that the newest version of the Zoning Map should appear in the Comprehensive Plan.
- Mr. Duncan indicated that as farms are preserved under the agricultural security program, there is pressure brought to bear on neighboring farms to develop. He suggested the Planning Commission look at the lot size requirements for development of agricultural property to permit and promote continued agricultural activity on the land.
- Mrs. Hebda suggested that land be provided along local roads as development occurs to enable bikers and walkers to safely travel along township roads within and outside and developments.
- Mr. Ciafre suggested that there remain discreet areas for planned residential development within the township and that these areas remain very finite relative to location.
- Mrs. Hebda suggested the Community Facilities section include the mention of local law enforcement support.
- Mr. Koren suggested that the Parks and Recreation section be amended to include the future construction of walking trails within Spring Valley Park.
- Mr. Koren recommended that Cultural and Historic Resources section be updated to include the future preservation and display of historic artifacts found on Spring Valley Park property.

- Supervisor Kathy Allen suggested that the Transportation section be amended to include the support of any public transportation initiatives along Route 228.
- Mr. Ciafre and Mr. Cress suggested that the Planning Commission look into requiring gas companies to make road improvements and upgrade roads to Township standards prior to the start of hauling, drilling, and construction activities. This should be added to the section on Transportation.
- Supervisor Allen suggested that the Economy section be revised to include the support of farm markets and agricultural tourism business.
- Mr. Ciafre and Mr. Duncan both agreed that the section pertaining to Economy be updated to include looking at additional lands in areas contiguous to the Industrial Park for the park to further develop within the limits of Township zoning.
- Mr. Koren also gave Mr. Hartwig some suggested revisions to Chapter 2 of the Plan.

All members participated in a discussion as to how to best involve the residents in the planning process. Supervisor Ed Boyd expressed his opinions about means to contact residents. It was agreed to further discuss this next month.

Before adjourning, Mrs. Hebda brought up the matter of controlling billboards in the township, especially electronic billboards. This is a topic that Mr. Ciafre brought up a couple of months ago. Opinions were expressed by the individual members and supervisors in attendance. Mr. Hartwig related his experience with preparing a billboard ordinance in Forward Township.

**PREVIEWERS:** The previewers for the next meeting were to remain Todd Cress and Dave Koren.

**ADJOURN:** Barb Bartley made a motion to adjourn. Dave Koren seconded the motion. All in favor, motion passed.

Next Planning Commission meeting set for **June 5, 2017 - 7:30PM**