

**CLINTON TOWNSHIP
PLANNING COMMISSION**

**CLINTON TOWNSHIP
MUNICIPAL BUILDING**

**Minutes
AUGUST 7, 2017 7:30 PM**

CALL TO ORDER:

Bill Duncan, Barb Bartley, Dave Koren, Pat Hebda, Gabe Ciafre, Kevin Corace, Sarah Altomari (Recording Secretary). Other present included Tom Hartwig, Ed Boyd, Kathy Allen, Jean Duncan, Chuck McCorkle, Linda McCorkle, Sharon Stephens, and Larry Stephens.

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

MINUTES: Gabe Ciafre made a motion to approve the minutes of the June 5, 2017 meeting of the Planning Commission. Dave Koren seconded the motion. All in favor, motion passed.

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

NEW BUSINESS:

Stephens Subdivision: Sharon and Larry proposed a plan which would subdivide their house from their farm for estate planning purposes. The Planning Commission suggested that the Stephens discuss any DEP requirements with Stan Graff. Barb Bartley mentioned that there was a typo on the plans that Stan Graff had already agreed to fix before the final approval of the Board of Supervisors. Barb made a motion to recommend to the Board of Supervisors approval of the subdivision as presented. Pat Hebda seconded the motion. All in favor, motion passed.

McCorkle Landscaping: Chuck McCorkle was asked to appear before the Planning Commission to discuss conditions for his business at 181 Knoch Road. He had not previously come to the Township in order to receive a conditional use for his business. The Planning Commission proposed granting him a conditional use with the following conditions:

- Hours of operation 7am-5pm
- No external lighting
- No storage of fertilizer or hazardous materials
- Screening of dumpster
- Equipment stored inside
- Construction of separate driveway within 1 year (changed to 2 years)

Chuck McCorkle currently has a shared driveway with his neighbor. He and his wife Linda objected to the requirement that they construct their own driveway in under 2 years. Bill Duncan made a motion to recommend to the Supervisors that the business be allowed to operate under the listed conditions. Gabe Ciafre seconded the motion. All in favor, motion passed.

COMPREHENSIVE PLAN UPDATE:

The following discussion was had concerning public engagement with the Comprehensive Plan:

- Tom Hartwig announced that the minimum requirement is for the Planning Commission to have an advertised public hearing on the plan. During the meeting, Tom will run through a PowerPoint with a focus being on goals and means. Comments made by the public will be logged and discussed by the Planning Commission. The report may or may not be tweaked accordingly.

- Tom mentioned that the Board of Supervisors would then hold an advertised public hearing on the plan. 45 days prior to this hearing, Tom would submit a copy to the County Planning Commission, adjacent municipalities, and the School District for comment.
- The Township can additionally engage the public by posting the plan and the PowerPoint on the website, keeping available print copies of the plan at the office, and sending out a post card to all residents to advertise the hearing dates.
- Bill proposed that the Planning Commission review outside comments during the October 2 meeting, and hold the public hearing right before the November 6 meeting. All agreed.

PREVIEWERS: The previewers for the next meeting are Kevin Corace and Gabe Ciafre

ADJOURN: Pat Hebda made a motion to adjourn. Bill Duncan seconded the motion. All in favor, motion passed.

Next Planning Commission meeting set for **September 11, 2017 - 7:30PM**