

**CLINTON TOWNSHIP  
PLANNING COMMISSION**

**CLINTON TOWNSHIP  
MUNICIPAL BUILDING**

**Minutes  
NOVEMBER 6, 2017 7:00 PM**

**CALL TO ORDER:**

Bill Duncan, Barb Bartley, Dave Koren, Gabe Ciafre, Kevin Corace, Pat Hebda, Todd Cress, Sarah Altomari (Recording Secretary). Other present included Tom Hartwig, Ed Boyd, Kathy Allen, Todd Pfeifer, Bruce Kennedy, Robert Phillips, Chris Pflugh, Loretta Pflugh, Joe Kozora, Colette Blair, Stephanie Oswald, Kent Thrower, Judy Thrower, Roy Stang, Deanna Stang, Bruce Lazar, Mary Lazar, Joe Spotts, Bill Schurer, Paul Neff, Judy Wagner, Jill Yuss, Mark Molnd, Walt Schachner, Dean Mohn, Dennis Kozora, Kim Kozora, Karen Cannon, and Bill Cannon.

**COMPREHENSIVE PLAN UPDATE PUBLIC INPUT SESSION:**

Tom Hartwig briefly discussed the purpose and importance of adopting a Comprehensive Plan, as well as the process that was followed by the Planning Commission in developing the plan. He then went through a slideshow presentation detailing highlights of the plan including statistical data as well as goals and means. He emphasized that the goal is to promote necessary development while preserving the rural agricultural nature of the Township as much as possible. Future development will be limited to the Northern part of the Township where public water and sewage are available. Tom then took comments from the audience.

Bruce Lazar commented that Comcast was not listed under utilities in the slideshow, and that the presentation did not mention wells and compressor stations. Tom said that he would look into it. Bill Duncan emphasized that the Township already has an oil and gas development ordinance in place in order to prevent further issues with noise in the future. Joe Spotts asked why there was no ordinance that could resolve the noise issues at the Bass Compressor Station. Bill responded that the oil and gas ordinance, which was passed after the compressor station was built, will prevent issues in the future. Loretta Pflugh asked how the Township could avoid the electric billboards that are going up in Jefferson and Penn Townships. Bill Duncan responded that the Township Sign Ordinance is strong enough to avoid those issues. Roy Stang reemphasized that there was no discussion of oil and gas in the slideshow presentation. He suggested that the Township ordinances might not be tough enough. Bill assured him that the ordinances are as restrictive as possible noise-wise because the Township is not allowed to lower the maximum noise level from 60 decibels.

Joe Kozora thanked Jim Halstead for his efforts at mitigating stormwater runoff onto his property. He then asked whether or not there was anything else the Township could do to help him with his dispute with PennDot. Bill Duncan informed him that a meeting would be taking place the following week with PennDot in which the subject would be addressed. Loretta Pflugh asked about the mention of hiring a Township Manager in the plan. Bill replied that this would not be happening in the near future. Colette Blair asked whether or not the Township has a lighting ordinance, and Bill Duncan responded that it does.

**FURTHER COMMENTS FROM THE AUDIENCE:** There were no comments from the audience on the agenda for the regular meeting.

**MINUTES:** Kevin Corace made a motion to approve the minutes of the October 2, 2017 meeting of the Planning Commission as amended. Barb Bartley seconded the motion. All in favor, motion passed.

**OLD BUSINESS:** There was no old business to discuss.

**NEW BUSINESS:**

**II-VI:** Todd Pfeifer presented expansion plans on behalf of II-VI. All expansion activity will be taking place in the diamond building, but two chillers supporting additional furnaces and two emergency generators will be placed in the parking lot. The generators will be in a sound absorption building, and non-enclosed structures will produce minimal noise. Christ Foot commented that the existing generators produce a great deal

of noise for neighbors who live across the street and that the lights are too bright. Todd offered to provide his contact information so they could speak about the issue at a later time. Barb Bartley informed Todd that the Planning Commission cannot move forward without detailed engineering drawings as well as a narrative concerning whether the number of employees will increase or decrease, and how that will affect parking. Todd agreed to return to the next meeting.

**Harvey Subdivision:** The purpose of the Harvey Subdivision is to divide up Lois Harvey's property at 141 Lardintown Rd amongst her grandchildren. Barb Bartley pointed out that the provided drawing did not include existing buildings/structures. She also pointed out that the new properties would only have access to a public roadway via a private lane, which the Township does not allow. Dave Koren pointed out that the lot sizes are acceptable. Gabe Ciafre pointed out that private lanes are a problem that the Township has been trying to eliminate. Bill Duncan mentioned that if they were to proceed with the private lane, it would have to be built to Township specifications. He also mentioned that the drawings need to include septic systems and wells.

**Rockar Subdivision:** Dorothy Anna Rockar Revocable Trust and Robert D Rockar requested a subdivision of their property at 163 Victory Road. Each lot will be a non-building lot. Bill Duncan pointed out that a driveway permit is needed before the plans are brought before the Board of Supervisors. Dave Koren made a motion to recommend that the Board of Supervisors approve the Rockar Subdivision on the condition that a driveway permit is issued. Gabe Ciafre seconded the motion. All in favor, motion passed.

**Fredley Lot Line Revision:** Paul Neff presented on behalf of Iris Fredley, requesting that a lot line be moved in order to turn three lots into two, which would provide the back lot with an owned access to Lardintown Road. Dave Koren pointed out that the lot size of one of the lots would be too small. Sarah Altomari responded that they would actually be increasing the conformity of the lots because the two lots being joined together were already too small. Gabe Ciafre mentioned that they need to obtain a Highway Occupancy Permit from PennDot before approaching the Supervisors and that it would be wise to check the sewage system on the lots. Gabe made a motion to recommend to the Supervisors to improve the nonconforming lots by approving the lot line revision, on the condition that a Highway Occupancy Permit is issued by the state.

#### **COMPREHENSIVE PLAN UPDATE:**

Dave Koren made a motion to recommend that the Board of Supervisors adopt the Comprehensive Plan Update. Barb Bartley seconded the motion. All in favor, motion passed.

Tom Hartwig commented that Comcast as well as the oil, gas, and compressor station issues are all discussed in the report, even though they did not make it onto the slideshow presentation.

**PREVIEWERS:** The previewers for the next meeting are Pat Hebda and Gabe Ciafre

Pat asked Sarah Altomari if Miller Tire is in compliance with the sign ordinance. Sarah responded that they are.

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

Next Planning Commission meeting set for **December 4, 2017 - 7:30PM**