

CLINTON TOWNSHIP
Planning Commission Meeting
Minutes
April 1, 2019

Call to Order

The Meeting of Clinton Township Planning Commission was called to order at 7:00 pm by Chairperson Corace.

Pledge of Allegiance

Planning Commission Members in Attendance

Kevin Corace
Bill Duncan
Pat Hebda
Dave Koren
Gabe Ciafre
Todd Cress
Barb Bartley was excused

Staff in Attendance

Linda Harigan, Township Secretary/Treasurer

Public Comments - *Agenda Items*

No Public Comments on Agenda Items

Approval of Minutes from March 4, 2019 Meeting

Motion to approve March 4, 2019 minutes by Hebda, second by Cress. Motion passed unanimously

Old Business

No Old Business

Correspondence

Duncan discussed possible Solar Projects in Clinton Township. He suggested that a possible area would be an Industrial Area. He mentioned the acreage in Victory Park.

Duncan stated he attended a Farmland Preservation meeting for Butler County and at this time they have not presented anything to the solicitor. He is hoping to have more information for the May 2019 meeting.

New Business

In-Home Occupation Occupancy Report and Conditional Use Application for Michael Lazaro, 168 Lardintown Road.

Michael Lazaro explained that he is working with the FTA agent to acquire a firearms license to do online firearms sales out of his home. He will not have a store front, or customers coming to his house. He will only have an In-home Office. Duncan questioned him on how he was going to do this. Mr. Lazaro said he would take the orders and have the dropped shipped to a FFL. He is not going to get a license to complete the final pickup of the Firearm. He will attend gun shows and do some selling at the shows. Lazaro also stated he will have a small inventory and the FTA agent will approve his house and safe to keep this inventory.

Chairmen Corace questioned Lazaro on his Small trucking/freight hauling business he has listed on his In-Home Occupation Occupancy Permit with the Federal Firearms application. Lazaro stated that is his full time job, Hot Shot Trucking (dually trucks and trailers) and he keeps a computer at his house for the business that is why he included it on the application. Corace asked if he had a fleet and Lazaro's

response was "No I do not have a fleet. Just two trucks, two trailers." Corace asked if they were on this location and he yes, but he owns a lot in Glenshaw and they are kept there unless he drives a vehicle home. He also sales storage sheds. Corace asked if the sheds were his freight and does he have them at his home. Lazaro affirmed the sheds were freight, but he does not store them at his home. He also does "For Hire" freight moving. He stated that he does not intend to do the trucking business at his house, only the computer will be there. Cress asked if he intends to grow the trucking business. Lazaro answered, not at this time.

Duncan said he drove past his house yesterday and he saw four trucks, three trailers and storage trailers. He stated he feels there is more going on than what Mr. Lazaro is telling the Commission. Lazaro stated he has purchased land from the Fredleys that was land locked and he was planning on building a garage back there. Lazaro said he had a Right of Way to the property and there is a recorded easement. Duncan asked him if he had Owned Access and Lazaro replied "No only a Right of Way." Duncan asked about the size of both lots and was told the house was 1 acre and the other lot was 3 acres. Duncan asked why the storage trailers were there and was told by Lazaro they were temporary to store equipment. Duncan asked if he got a permit to cross the creek and Lazaro stated that he did not.

Tom Hartwig asked Lazaro if ever planned on attaching his house lot to the other lot. Lazaro replied; he had planned just to build a garage on the 3 acre lot but has since found out he cannot build a garage without a dwelling on the property. He said he would have to re-survey and apply for a Lot Line Revision.

Corace asked if Lazaro was already filling in the fifty foot right of way and Lazaro answered yes. Corace then asked if got a Driveway permit and Lazaro said no, he thought the easement was all he needed. Corace asked if he had any Stormwater management in place. Lazaro asked if he meant French drains, and Corace said he meant the soil that was piled up and the wetlands. Lazaro said he in process of grading and keeping the water out his basement and installing French drains. Corace then asked if he has done any soil samples and Lazaro said no. Township Engineer Hartwig told Mr. Lazaro that the 3 acre lot has had soil samples done in the past and it is considered a wetland. Again, he advised him not to disturb the land. Chairman Corace advised Mr. Lazaro to put straw or hay over the piles dirt and any area where the ground was bare to stop the runoff of the soil.

Ciafre clarified with Mr. Lazaro that a Conditional Use application was not applicable at this time and discussed his Zoning. Ciafre explain the he (Lazaro) was Zoned for an In-home Occupation permit, selling with No-Pact. Ciafre also explained that the Trucking business does not qualify in his Zone.

Chairman Corace, the Planning Commission members and Engineer Hartwig explained to Mr. Lazaro what steps he needs to take to remain in code for his Zoning Area. They also took the time to explain what his next steps should be if he decides to apply for a Conditional Use Permit. They strongly suggested he start with an Engineer, before investing in any other costly projects. Again, they reminded Mr. Lazaro that the 3 acre lot is a wetland and he needs to stop moving the ground or grading the property immediately and cover the dirt piles and bare area with straw/hay.

Duncan again went over the guidelines for a No-Impact In-Home Occupation permit. He said he would make a motion for the permit if Mr. Lazaro signed the Guidelines. Mr. Lazaro said he would.

Motion by Duncan:

Based on the conditions you remove all your Commercial Equipment including the storage trailers off your property within one (1) week; I make a motion we approve this No-Impact Home Business, based on the fact Mr. Lazaro signs the agreement to meet the guidelines of a No-Impact Home Business.

Second by Ciafre. Motion passed unanimously.

Other Business

General Code – Editorial and Legal Analysis

No Comments on General Code

Farmland Preservation-Bill Duncan

Duncan reviewed the following tables:

- Conservation District
- Agricultural Conservation District
- Residential District
- Limited Business District
- Industrial Park District
- Corridor Preservation District
- Traditional Neighborhood District

Previewers for May

Kevin Corace and Gabe Ciafre

Public Comments – Non-Agenda Items

No Comments on Non-Agenda Items

Next Meeting May 6, 2019

Adjourn Meeting- 8:10 pm

Motion by Cress Second by Hebda. Motion passed unanimously.

Respectfully Submitted


Linda L. Harigan Secretary/Treasurer

