

**CLINTON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
June 3, 2019**

Call to Order

The Meeting of Clinton Township Planning Commission was called to order at 7:09 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

Staff in Attendance

Linda Harigan, Township Secretary/Treasurer
Tom Hartwig, Township Engineer
Kathy Allen, Planning Commission Liaison/Chairperson of the Board of Supervisors

Public Comments - *Agenda Items*

No Public Comments on Agenda Items

Approval of Minutes from May 6, 2019 Meeting

Motion by Cress and second by Duncan. Motion passed unanimously

New Business

A. II-VI – Discussion and Presentation only

Todd Pfeifer Physical Project Manager representing II-VI gave a presentation of a future design plan to add more power to the II-IV campus. In 2018 West Penn upgraded II-VI to 5.3 megawatts. West Penn Power informed them this is all they offer at this time. II-VI is maxed out. II-VI and West Penn Power discussed alternative methods of providing more power if when II-VI would need it. II-VI decided on a 138 kilowatts transmission line to the Saxonburg Campus. This line is said to be much more stable and reliable; if this line meets the stated standards of stability and reliability it would alleviate the need to install any additional diesel generator units and provide II-VI with the power needed for now and the future.

Todd Pfeifer presented an overview of the project. He explained that West Penn Power and the PUC are in control of routing the transmission line; II-VI has no influence or control over where or how it is installed. The plans now, are to crossover Saxonburg Blvd in the Penn's Colony area and go thru the Burd property to reach II-Vi. They are currently in the Design Phase of a Substation. II-VI's goal is to have detailed plans to Clinton Township within 60 to 90 days. They have Gateway Engineers and construction contractor Marsico working on

a Stormwater Management plan. II-VI would like to have the Substation completed by April or May 2020.

B. Sign Ordinance

1. Motion to approve the sign ordinance by Hebda and a second by Ciafre.
Motion passed unanimously.

2. Motion by Corace to make a suggestion to the Board of Supervisors to look into an outside source or an additional employee for Code Enforcement. Second by Cress.
Motion passed unanimously.

C. Nuisance Ordinance

Motion by Bartley to table the Nuisance Ordinance discussion and/or vote until the July 1, 2019 meeting. Second by Hebda. Motion passed unanimously.

D. Alternative Energy

1. Motion by Cress to table the discussion on Alternative Energy. Second by Ciafre. Motion passed unanimously.

2. Motion to hold a workshop on July 1, 2019 at 6:00 pm to discuss Alternative Energy and the Nuisance Ordinance. Second by Hebda. Motion passed unanimously.

Old Business

Luxfer Magtech Inc. – Discussion and Presentation only

2 New Buildings

1. Operations Building
2. Electrical Building

Representing Luxfer Magtech Inc. was Mike Mantia, Operation Manager, Vic Zendron, Project Manager and Deepak Madan, Vice President and General Manager. Deepak Madan gave an overview of Luxfer Magtech Inc. Luxfer is a leading producer of highly engineered industrial materials. Their innovative solutions help to improve people's lives, keep them safer, and make their work more productive. If you would like to know more of Luxfer background and products please visit their website at Luxfer.com. Deepak Madan stated that Luxfer Magtech does want to expand. He reiterated the facts and figures on the impact of employees, parking and truck traffic. Please see the minutes from the May 6, 2019 meeting if you would like to review these items.

Mike Mantia spoke on the Noise level any expansion could create. He reiterated the fact of the Noise Study given at the May 6, 2019 meeting; again please refer to the minutes of that meeting. Mantia states that the study shows they are in acceptable levels according to the Clinton Township's Ordinance. Duncan asked if there was any way to keep the noise level from increasing. Mantia replied that the study show the increase would be about 2 decibels. He said the human ear will register a change at about 5 decibels. He added that if noise level was higher there are somethings they could do.

Mantia also reviewed the Stormwater Management plan. Luxfer believes they qualify for as a Low Impact Land Development and are not required to submit a plan. Luxfer did submit a plan and the discussion on this can be reviewed in the May 6, 2019 minutes.

Mantia then commented on the Lighting Ordinance 2011-01 which was brought to his attention at the May 6th meeting. Luxfer had an outside study completed and a full model was included. He feels it is important to note that this showed Luxfer was in compliance with the Clinton Township Ordinance. Luxfer used the extra lighting that would be put in place with the new expansion.

Questions and Discussion

1. Hebda questioned if all outside lights will be on 24/7. Mantia answered yes and reminded her that they must also meet Homeland Security Requirements
2. Hebda questioned if there are Homeland Security Requirements for the protection of their buildings and products.
3. He answered in the affirmative and commented that he was not able to disclose security measures.
4. Hebda asked if their products caught on fire are they highly toxic. Mantia answered No they are not.
5. Corace asked why everything handed to him tonight was signed by a Principal Consultant or a technician. Why are there no seals on the plans? Mantia explained that Ramboll is a global company and if we want everything with a seal they will provide that.
6. Corace explained on the Stormwater Management plan he needs to see where the pipes are where they drain, some calculations and a seal. He said he had to protect the neighbors, but he was also protecting Luxfer. Luxfer is stating they want to expand, but Clinton Township has no history, no files or anything concerning Luxfer; taking these steps now will also help Luxfer in the future.
7. Luxfer stated they are putting a package together for the next meeting. They will provide everything with Conditional Use Application including the check for \$600.00 by the close of business on June 10, 2019

Correspondence

Other Business

General Code – Editorial and Legal Analysis – Update only

Linda Harigan gave an update on the progress of the General Code project. Clinton Township finished the manuscript in a timely manner and sent it to General Code. We are now waiting on our final draft. When we receive the draft we have 45 days to review it and make any corrections. We will continue to send in the new ordinances so they are included in the code.

Previewers for July

Todd Cress and Bill Duncan

Public Comments – Non-Agenda Items

Bill Pajewski a Land Surveyor asked the best way to satisfy a gap in an old survey. He is working for a Clinton Township resident and there is a piece of property shaped like a triangle and it is less than 2000 square feet. He was told he needed to a Lot Line Revision and the Planning Commission walked him thru the process.

Next Meeting July 1, 2019

Adjourn Meeting 8:30 pm

Motion to adjourn by Bartley second by Cress. Motion passed unanimously

Respectfully submitted


Linda L. Harigan Secretary/Treasurer

