

**PLANNING COMMISSION MEETING
MINUTES**

November 2, 2020

Time: 7:00 pm

Location: Clinton Twp. Municipal Building, 711 Saxonburg Blvd., Saxonburg, PA

Call to Order

Chairperson Kevin Corace called the meeting to order at 7:01 pm.

Pledge of Allegiance

Roll Call

Kevin Corace, Chairperson
Gabe Ciafre, Vice Chairperson
Bill Duncan
Brian Snyder
Pat Hebda (excused)
Todd Cress
Barb Bartley, Secretary

Staff in Attendance

Tom Hartwig, Consulting Engineer
Ashley Kohley, Administrative Assistant
Kathy Allen, Planning Commission Liaison/Chairperson of the Board of Supervisors

Public Comments - *Agenda Items*

No Public Comment

Approval of Minutes from October 5, 2020 Meeting

Motion by Mrs. Bartley to approve the minutes of October 5, 2020. Second by Mr. Duncan. Motion passed

New Business

- **Glenn Burd-315 Sunmine Road**

- Lot Line Revision

Discussion

Previews Mr. Duncan and Mrs. Hebda approved the plans. The two lots combined were 1.098 acres from Lot 6 combined with .14 acres from Tract "A" to now become 1.236 acres total for Lot 6. No other remarks were made.

Motion by Mr. Duncan to move the Lot line Revision at 315 Sunmine Road on to the Board of Supervisors for approval. Second by Mr. Ciafre.

- **John Allen III and Andrew Allen- 1046 Ekastown Road**

- Lot Line Revision

Discussion

Mr. Allen III discussed moving the west Lot Line of the Property at 1046 Ekastown to the neighboring property owned by Mr. Gilmore at 1052 Ekastown Road. This would extend Mr. Gilmore's property by approximately an acre. Mr. Corace asked Stan Graff from Graff Surveying if the county would need two separate Mylars showing both lot size changes. Mr. Graff stated they did not need two separate Mylars for Butler County. Mr. Ciafre wanted clarification if 1046 Ekastown met any of Clinton Township's size requirements for the Corridor Preservation District. Mr. Duncan clarified that Mr. Allen is only requesting a lot line revision, not a variance, and they are only trading property from one lot to the other and not creating additional lots. Mr. Snyder asked if there was any new pit and perc requirements. Mr. Graff clarified no new lots are being created and no need for a pit and perc. Mr. Duncan stated that if the plans are drawn up and presented to them the way it was discussed they can move forward with approving it next month. Mr. Duncan asked if enough area would be left to install an infiltration pit if needed. Mr. Corace with the approval of Mr. Hartwig stated the Kingdom Hall new structure is being placed over the existing parking lot which is an impervious surface already. Mr. Corace tabled the Allen Lot Line Revision until the drawings are submitted for review.

**Planning Commission Meeting
11.02.2020 - Minutes**

- **Bed and Breakfast Standards and Airbnb Standards**
 - Review and Discussed

Discussion

Mr. Duncan gave an update on the meeting with Mrs. Iole. Mr. Duncan requested that Clinton Township creates a list of standards under the Ordinances to clarify and differentiate the requirements of an Airbnb and Bed and Breakfast. Mrs. Allen stated she would like to see these standards in place to keep a level playing field and keep the community safe. Mrs. Allen explained the standards that are needed to run a Bed and Breakfast. Mrs. Bartley asked if a license was needed to run a Bed and Breakfast. Mrs. Allen clarified you do, and you must be registered with the state. Pennsylvania has their own list of standards. Mr. Ciafre wanted clarification if the Bed and Breakfast must serve breakfast. Mrs. Allen clarified yes breakfast is a requirement and the homeowner must be on the premises. Mr. Hartwig believes that we do not need a separate ordinance for these standards, and we could amend the existing. Mr. Duncan reported that Mrs. Iole is currently under a cease and desist order until the Township comes up with a resolution to the items that have been agreed upon. Mr. Hartwig asked if he could work with Mrs. Kohley on rewriting these standards. Mr. Corace would like to see the standards done and sent electronically for discussion in the month of December so it can be advertised.

Old Business

Mr. Hartwig provided drawings and maps for Clinton Township to go into the back of the code books as requested.

Mrs. Kohley stated the Township is having their Christmas Meeting on December 10, 2020.

Mrs. Allen stated Joe Sailor will be attending the Township Christmas Meeting to discuss what went on in 2020 for the CDC and Victory Road Industrial Park.

Correspondence

No Correspondence

Other Business

Mr. Corace welcomed Brian Snyder to the Planning Commission and introduced Marty Micko and Dave McRoberts as alternates to the Planning Commission.

Previewers for November 2020

Todd Cress and Brian Snyder

Public Comments – Non-Agenda Items

Mrs. Allen reminded everyone about election day.

Next Meeting December 7, 2020 at 7:00 pm

Next Workshop: January 4, 2021

Adjourn Meeting: Time 7:50 pm

Motion by Mr. Duncan to adjourn the meeting. Second by Mr. Cress. Motion passed

Respectfully Submitted


Ashley Kohley- Administrative Assistant