

PLANNING COMMISSION MEETING

Minutes

February 1, 2021

Time: 7:00 pm

Location: Clinton Twp. Public Works Garage., 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

Pat Hebda, Vice Chairperson

Marty Micko

Bill Duncan

Brian Snyder

Todd Cress-Excused

David McRoberts

Barb Bartley- Alternate Member Barb Bartley was present to fill the seat for Todd Cress who was excused.

Staff in Attendance

Tom Hartwig, Township Manager/Engineer

Ashley Kohley, Secretary/Administrative Assistant

Kathy Allen, Planning Commission Liaison/Chairperson of the Board of Supervisors

Public Comments - *Agenda Items*

No public comment

Approval of Minutes from January 4, 2021 Re-org and Regular Meeting

Motion by Mrs. Hebda to approve the minutes of January 4, 2021 Re-Org and Regular Meeting. Second by Mr. Snyder. Motion passed.

New Business

I. Critchlow Lot Line Revision

Mr. Critchlow attended the meeting. He was proposing a lot line revision to convey 10.57 acres from 154 Alderson Road, to 140 Alderson road. Both parcels have existing dwellings. Previewers Mr. Duncan and Mr. Snyder commented that they would have liked to have seen the plans signed by Stan Graff prior to presentation to the Planning Commission. Also, they commented that the septic system for Revised Lot 2 was close to the property line setback between Lot 2 and Lot 3, but there was plenty of acreage around to find an alternate site if current system would ever cause a problem. They had no other comments. Mr. Duncan made a motion to accept the plans and they would be moved on to the Board of Supervisors for consideration at their February 8th Meeting. Second by Mr. Snyder. Motion passed.

II. Victory Real Estate Holdings, LLC

- a. Jonathan Garczewski from Gateway Engineers presented a Lot Line Consolidation Application that would combine adjacent parcels 100-2F08-14JC, 100-2F08-14JD, and 100-2F08-14JE to become Lot 13 on South Noah Dr. in the industrial park. Mr. Duncan made a motion to accept the Lot Line Consolidation Plan as presented and be passed on to the Board of Supervisors for action at their February 8th Meeting. Second by Mr. Snyder. Motion passed.
- b. Bret Thomas from W.K Thomas/Victory Real Estate Construction and Jonathan Garczewski from Gateway Engineers presented a land development proposal for the future of Lot 13. They presented plans for a 60,000 sq ft flex use building to be used for a warehouse or light manufacturing. The building would be used as a warehouse for light industrial use with associated driveway aisles, parking, utilities, and stormwater management facility. Mr. Corace would like to see that Fencing Around Retention Pond Standards be discussed to assure no liabilities are brought back to the Township. Previewers Mr. Duncan and Mr. Snyder recommended preliminary approval for the flex use building based on the following condition being provided.

- Performance Bond Required for storm facility work after a construction cost estimate is developed.
- Excess Maintenance Agreement will be required.
- DEP and County Conservation District Permits still need to be issued – stormwater and E&S.
- Letter of Assurance.
- Payment of TDRs is required for the 60,000 sq ft building being permitted and constructed at this time.
- Driveway Permit(s) will be required.
- Sign(s) permits will be required and comply with the Township's sign ordinance.
- The future building expansion represented on the drawings will NOT be part of the Building Permit. The expansion section is shown as part of the overall development for approval only. The TDR's for the expansion.

Mr. Duncan made a motion to move the flex building plans on to the Board of Supervisors for consideration and action at their February 8th Regular Meeting. Mrs. Bartley seconded that motion. Motion passed

Old Business

I. Planning Commission Secretary

Township Manager/Engineer Mr. Hartwig, after review of the Municipal Planning Code, made the recommendation that last month's motion to appoint Barb Bartley as Secretary and Brian Snyder as Assistant Secretary be rescinded, and Ashley Kohley be appointed as Planning Commission Secretary since that is the position she is currently filling. The Planning Commission Board may create other positions or roles at their discretion if they choose to do so. Mr. Snyder made a motion to rescind the motion of the January 4, 2021 meeting to remove Barb Bartley as Secretary and Brian Snyder as

Assistant Secretary and to formally appoint Ashley Kohley as the Secretary. Second by Mr. Duncan. Motion passed.

Correspondence

No Correspondence

Other Business

- a. Mr. Corace would like everyone to know that there was a change in membership to the planning commission. Barb Bartley became an Alternate Member to the Planning Commission and is filling in for Todd Cress for tonight's meeting. Mr. Cress was excused.
- b. Mr. Corace would like to remind members to work at finishing the short-term rental ordinance for our next workshop and to start reviewing the Comprehensive Plan. Mrs. Kohley informed members that they could pick up a copy of the Comprehensive Plan at the Township Municipal Building if they needed one.
- c. Mr. Duncan gave an update on Farmland Preservation. The Township made a commitment to send \$150,000 to Butler County in anticipation of the County receiving matching funds from the State and furthermore in hope of preserving two farms in Clinton Township this year. Mr. Duncan is waiting to hear back to see how much will be matched from the State. The money will not actually be transferred to the county until the farms are preserved. The money is just being designated as a commitment to be made to the County at this time. These funds have been budgeted for by the Township over the past couple of years and also are derived from TDR monies paid to the Township by developers.
 - Mrs. Allen spoke about Farmland Preservation. The Supervisors have reached out to several farm owners in Clinton Township recently to interest them in making application for the Farmland Preservation Program. No farm owner contacted has expressed interest in applying at this time. Mrs. Allen made a very clear statement for public record that her family did not want to be the first farms in the Township to be preserved under this program. Mrs. Allen indicated that her two married sons and their spouses previously applied directly to Butler County to have their farms on the list of those wanting to be preserved prior to Clinton Township putting their program in place. She was not involved in their decision to make application to the County. She reiterated the fact that her and her husband are not applying to have their farmland preserved under this program and were not involved in their sons' decision to file applications with the County a few years ago.
- d. Mr. Duncan agreed with these facts. Accordingly, Mr. Duncan would like to see the two Allen farms go through the application process. The Township has the dedicated money to preserve two farms this year and Mr. Duncan would like to see these funds be put to optimum use. Mr. Corace made the comment that we should not keep Butler County waiting on applicants since we asked to partner with them in 2019 and have not been able to give them an applicant. What is most important here is preserving farmland within the Township and in doing so taking a large step forward in carrying out the goals of the Township's Comprehensive Plan.
- e. Mr. Corace asked if there were new appointments for Ag Security during the Board of Supervisors Meeting. Mr. Duncan replied that Brian Snyder, David McRoberts, Bill Duncan, and Ashley Kohley are the new appointments for Ag Security.

Previewers for February 2021

David McRoberts Bill Duncan

Public Comments – *Non-Agenda Items*

No Public Comments

Next Workshop: March 1, 2021 at 6:00 PM

Next Meeting March 1, 2021 at 7:00 PM

Location: TBD due to Covid-19 protocol

Adjourn Meeting

Motion by Mrs. Bartley to adjourn meeting. Second by Mrs. Hebda. Motion passed.

Respectfully Submitted

A handwritten signature in blue ink, reading "Ashley Kohley", is written over a horizontal line.

Ashley Kohley
Administrative Assistant
Clinton Township