

PLANNING COMMISSION MEETING MINUTES

April 5, 2021

Time: 7:00 pm

Location: Clinton Twp. Public Works Garage., 711 Saxonburg Blvd., Saxonburg, PA

Call to Order

Pledge of Allegiance

Roll Call

Kevin Corace, Chairperson
Pat Hebda, Vice Chairperson -EXCUSED
Marty Micko
Bill Duncan
Brian Snyder
Todd Cress
David McRoberts
Barb Bartley, Alternate

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 Comments

Approval of Minutes from February 1, 2021 Regular Meeting

Motion by Mr. Snyder to approve the minutes of February 1, 2021 Regular Meeting. Second by Mr. Duncan. Motion passed.

New Business

- **Discussion-Thomas Sheppard (Hampton Technical) the registered surveyor representing the Dolmayer family for property at 420 Deer Creek Road and a proposed subdivision.**

Violet Dolmayer is proposing to subdivide 10-acres from a 172-acre parcel that she owns. Mrs. Dolmayer would like the house and garage included with the 10-acre subdivision thus leaving a large barn/machine shed and a few small monuments left on the 172-acre parcel. Mr. Corace asked for sight distance clarifications which could not be provided at this time. Mr. Sheppard provided preliminary drawings for the planning commission. Mr. Duncan asked for them to provide separate access to the 172-acre parcel instead of a right of way. Mr. Corace asked if they met setback requirements regarding where the garage and the grain bins will be sitting in comparison to the proposed new lines. Mr. Duncan recommended adding the barn/machine shed on to the proposed 10-acre property to meet the setback requirements for the Agriculture District. Mr. Corace suggested a driveway instead of a right-away. Mrs. Kohley will be in touch with Mr. Sheppard to get the drawings and site plan requirements for a future meeting with the Planning Commission.

- **Discussion-Kristen Hawk is representing Clinton Presbyterian Church. This involves the replacement of a lighted sign with an LED illuminated display in the Corridor Preservation District.**

Kristen Hawn attended the meeting to discuss preliminary plans for an illuminated LED electronic sign for Clinton Presbyterian Church. Mrs. Hawk is looking to alter the current sign that they have but not looking to change the existing monument that holds the sign. She proposed that the Church's current 3' by 4' sign be converted into a 6'9" wide sign by 3'5" high sign. Mr. Duncan stated that what she is proposing is not allowable with our current Sign Ordinance nor permitted in the Corridor Preservation District. Mr. Corace stated that she is changing the current sign and therefore would have to comply with the current Ordinance. The Planning Commission members agreed that Ordinance 185-60 Section D Illumination does not allow for illuminated signs in the Corridor preservation District. The church will be exempt from the zoning fee; however they are not exempt from the ordinance. Therefore Clinton Presbyterian Church was not granted permission to make the proposed changes to their existing sign at this time.

- **Monuments (Pins) on Property Boundaries**

Mr. Duncan would like to see that prior to a property being sold that monuments (pins) are inspected. Mr. Corace suggested that the Township require an inspection prior to the sale of a property and require that monuments be inspected prior to a Mylar being signed. The Township's Manager/Engineer could verify monument placement in the field.

Old Business

No Old Business

Correspondence

Mrs. Kohley stated that she had a book placed in the Saxonburg Library dedicated to Gabe Ciafre for his service to the Planning Commission.

Mr. Duncan thanked Mrs. Kohley for getting the Township Newsletter out and he had received great feedback from residents.

Mr. Corace asked about a Township Clean Up Day. Currently there is not a scheduled date but looking at Fall as an option.

Other Business

No other Business

Previewers for April 2021

Pat Hebda & Marty Micko

Public Comments – Non-Agenda Items

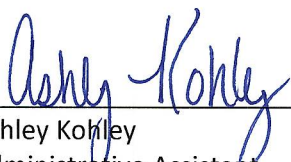
No Public Comments on Non-Agenda Items

Next Workshop: May 3, 2021 at 6:00 PM
Next Meeting May 3, 2021 at 7:00 PM

Adjourn Meeting: 8:00PM

Mrs. Bartley made a motion to adjourn meeting. Second by Mr. McRoberts. Motion passed.

Respectfully Submitted

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

Ashley Kohley
Administrative Assistant
Clinton Township