

PLANNING COMMISSION MEETING

Minutes

June 7, 2021

Time: 7:00 pm

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

Call to Order 7:06

Pledge of Allegiance

Roll Call

Kevin Corace, Chairperson- excused
Pat Hebda, Vice Chairperson
Marty Micko
Bill Duncan
Brian Snyder- excused
Todd Cress-excused
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-excused

Public Comments - *Agenda Items*

Approval of Minutes from April 5, 2021, Regular Meeting.

Motion by Mrs. Bartley to approve the minutes of April 5, 2021, Regular meeting. Second by Mr. Micko. Motion passed.

The Meeting scheduled for May 3, 2021, was cancelled.

New Business

- **Discussion-Jim Kane is looking at purchasing property owned by H&M Holdings located at 411 & 413 Sun Mine Road. This property is in the Agriculture Conservation District. He is interested in subdividing the property and may want to utilize the access to the H&M Holdings well pad to access the lots he wants to create.**

Mr. Kane did not attend the meeting so there was no further discussion.

- **Minor Subdivision- Fran Fennell of 324 Saxonburg Blvd proposes to divide a 25.930-acre parcel into two parcels. The parcel with the existing house would become 2.795 acres with an existing septic and well. The second parcel would become a 23,135-acre parcel with a pond, patio, and barn. Fran intends to build a small single-family house on this property and reside there. This property is suitable for a sand mounted treatment system. There is already a separate driveway to the barn in place which she would use to access the home once built.**

The previewers for the planning commission gave their comments regarding the Fennel Subdivision. Mr. Micko and Mrs. Hebda asked that the setbacks on the plans be corrected to show a 25-foot side yard setback for the rural residential district. The suggestion was also made

to change the term “Parcel” to “Lot” and number the lots accordingly on the final Subdivision Plan drawing. The board asked questions regarding the location for a new single-family dwelling on Lot 2 and at this time Mrs. Fennell had not provided that information. Mrs. Hebda asked that the Narrative be revised once more information is known. A motion was made by Mr. Duncan to table this subdivision for the time being. Second by Mr. McRoberts. Motion passed. Mr. Hartwig was asked to meet with the Township/Planning Commission Solicitor to discuss time frames that are reasonable for allowing new construction to occur on a newly created lot with an outbuilding already on the parcel. Township regulations state that a residence must be constructed within one-year in circumstances like this, but investigation into case-by-case modification to this needs to be done. Currently, by Township subdivision and land development regulation, this property cannot be subdivided to leave an outbuilding on the parcel that does not contain a residential structure. Ms. Fennel wants to build on that parcel and utilize the outbuilding which is a barn. However, she is not certain of the time frame to do so.

- **Minor Subdivision- L. Parrish Plan is proposing a subdivision of a 28.576-acre parcel into 2 lots as divided by Goldscheitter Road. The property is assessed in Buffalo Township but has acreage in Clinton Township. The new lot will be solely in Buffalo Township. The westerly portion of the parcel will be 18.766 acres and has an existing dwelling. The easterly portion of the parcel will be 9.81 acres and has been tested for an on-lot system.**

The previewers for the Planning Commission gave their comments regarding the L. Parrish Subdivision. Mr. Micko and Mrs. Hebda asked that the residual lot be labelled “Lot 2” on the final Subdivision Plan Drawing. They also asked that the plan include side setback lines of 25 feet and rear setback lines showing 50 feet on the map, which reflect Clinton Township setbacks for this Zoning District. Mr. Duncan asked that the slope of the ground where the pit and percolation test was performed be shown. Mr. Hartwig asked that the location of the water well for the house be shown. Mr. Micko made a motion to move the plans on to the board of supervisors for approval pending the changes being made. Second by Mr. Duncan. Motion passed.

Old Business

none

Correspondence

none

Other Business

Mr. Duncan asked that in the future the Planning Commission host a workshop to review the Ag Preservation ordinance on subdivisions.

Mr. Hartwig is working with Clinton Presbyterian church as they are proposing another sign for their church that would be illuminated. Kristen Hawk will be on the Agenda for the July Meeting with a variance request for a replacement illuminated sign. The Planning Commission Secretary and Township Manager will send out any new information on the sign when it is received.

Previewers for May 2021

Dave McRoberts & Barb Bartley

Public Comments – *Non-Agenda Items*

Judy Wagner thanked the Township and Bill Duncan for saving money on equipment lost in the fire and was also curious as to the history of the old schoolhouse once located on Cherry Valley Road.

Next Workshop: September 7, 2021 at 6:00 PM

Next Meeting July 6, 2021 at 7:00 PM

Adjourn Meeting: 7:41 PM

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

Respectfully Submitted


Ashley Kohley
Administrative Assistant
Clinton Township