

PLANNING COMMISSION MEETING MINUTES

August 2, 2021

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 7:03 PM

Pledge of Allegiance

Roll Call

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

Approval of Minutes from July 6, 2021, Regular Meeting.

Mr. Snyder made a motion to accept the minutes of the July 6, 2021, Regular Meeting. Second by Mrs. Bartley. Motion passed.

New Business

- Discussion- Stephen Hartle is requesting a variance for property he is considering purchasing located at the corner of Spring Valley Road and Cozy Corner. The lot is owned by Mr. Powell while Mr. Powell has already represented that the lot was a 5-acre lot, the lot is actually 4.74 acres according to the original survey. The lot is separate from another parcel (5 acres) that Mr. Powell owns and resides on. Mr. Hartle is looking to build a single-family home and the minimum in this Zoning District is 5 acres.

The property has recently passed the perc test on the first pit with our SEO. The property is located in the Ag Conservation District. It has a stream crossing a portion of it as well as some wetlands on it. Mr. Hartle has delivered full size drawings with his proposed house location, driveway location, and the pit and perc area shown. He is requesting a variance to build on this lot before he completes the deal and purchases the lot from Mr. Powell. He has been in our office many times and has been very polite and nice to deal with.

Mr. Hartle attended the meeting. Members of the planning commission as well as our previews had no further comments at this time regarding the property currently owned by Mr. Powell. No variance will be needed to build on this parcel at this time.

- **Discussion-Christopher McDermott is requesting a variance for his property at 859 Ekastown Road in order to construct a garage behind his house which will need a variance on the rear set back and possible a variance with a side yard set- back. The two sheds on his property will be taken down if he gets his variance to build the garage. He intends to get the signature of the golf course owner as well as his neighbor stating that they have no objection to the variance being requested. The rear and possible side yard setback encroachments should not be great. He will bring in a hand drawn drawing showing the location of everything. He is desirous of getting a building permit and starting construction soon if this variance is granted. His property is located in the Corridor Preservation District. Saxony golf course is located behind his property and again, the two sheds will be removed if the variance is granted for the garages.**

Mr. McDermott attending the meeting. He provided some preliminary drawings indicating the proposed location of the garage. Mr. Corace asked for clarification on locations of the existing well and septic system. Mr. Corace requested that the request be moved to the Clinton Township Zoning Hearing Board given the following conditions are met. Surveyed map showing proposed location of the new garage showing encroachments on rear and side setbacks. The drawings must indicate the current septic and well locations as well as adjacent property owner boundaries. The two sheds currently on the property shall be removed once garage is completed and the Township will need the notarized signatures of the property owners granting permission to Mr. McDermott for encroaching on the property lines. Mrs. Hedba made the motion. Second by Mr. McRoberts. Motion passed.

Old Business
none

Correspondence
none

Other Business
none

Previewers for September 2021 Meeting

Brian Snyder

Barb Bartley

Public Comments – *Non-Agenda Items*

Corey Connolly- Pursing advice from the planning commission on possible lot line revisions on three parcels of ground on McKay Road.

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

Fireworks and Junkyard Ordinance/Revisions to the Comprehensive Plan

Next Meeting September 7, 2021, at 7:00 PM

Adjourn Meeting: 7:32PM

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