

PLANNING COMMISSION MEETING

MINUTES

November 1, 2021

Time: 7:00 pm

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

Call to Order

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

Pledge of Allegiance

Roll Call

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

Visitors in Attendance

Judy Wagner
Gary and Marie Vacca
Todd Pfeifer
David Koren
Corey Connolly

Public Comments - *Agenda Items*

none

Approval of Minutes from October 4, 2021, Regular Meeting.

Mr. Roberts made a motion to accept the minutes of the October 4, 2021, Planning Commission Meeting Minutes. Second by Mr. Snyder. Motion passed.

New Business

Vince Vacca (Sunrise Farm Plan No.2)- Proposing to subdivide a 5-acre lot off an existing 70.49-acre parcel currently owed by Maria Vacca and 6 other siblings. The proposed new lot will be referred to as Lot 9. Lot 9 has been tested for an on-lot sewage system for a single-family residential dwelling. The residual will be 65.49 acres and will continue with the existing non-building waiver.

Gary and Marie Vacca attended the meeting on behalf of the (Sunrise Farm Plan No. 2). Planning Commission Previewers Micko and McRoberts made the following recommendations for the Sunrise Farm Plan; The plans need to include the names of adjacent property owners, as well as labeling of the actual PennDOT road right-of-way. The current plans are showing a stream on the property that needs better identified and clarification as to whether a culvert crossing pipe will be needed for the driveway, including permitting from DEP (via the County Conservation District). The current plans are showing the proposed driveway (labeled as cartway) crossing on what appears to be another property just off Lardintown Road. Ownership of this property "slice" needs to be determined and the parcel being

subdivided needs to be better depicted relative to the State Road rights of way. Mr. Snyder made a motion to table the plans until the December meeting. Second by Mr. McRoberts. Motion passed

David & Kay Koren (D. Koren Plan)- Proposing a Lot line revision to consolidate two existing tax parcels into one parcel for a total of 6.197 acres. The revised Lot 4 already has an existing dwelling. Mr. Koren will eventually be installing solar panels to generate electricity to power his home.

Mr. Koren attended the meeting on his behalf. Planning Commission Previewers Micko and McRoberts gave their recommendation to the commission members. They recommend electric and gas easements be shown on final drawings for the D. Koren lot line revision. A motion was made by Bill Duncan to advance the D. Koren Plan lot line revision onto the Clinton Township Board of Supervisors for approval. Second by Marty Micko. Motion passed.

Bill & Jean Duncan (Duncan/Snyder Plan)- Proposing a lot line revision of (4) existing tax parcels as follows:

- Parcel S4-B1B will add acreage from parcel 2F06-20 and has an existing dwelling.
- Parcel 2F06-20 will be the remainder of 2F06-20 and part of parcels 2F06-13 & 2F06-13B (shown as Parcel 2) and they are requesting a non-building waiver.
- Parcel 2F06-13 has been reduced to 7.967 acres with an existing dwelling
- Parcel 2F06-13B has been reduced to 2.1 acres with an existing dwelling.
- Parcel 1 will be part of parcels 2F06-13 & 13B and they are requesting a non-building waiver.

Mr. Duncan and Mr. Snyder abstained from voting on this plan as it is a conflict of interest. Planning Commission Member Barb Bartley joined us via facetime due to a travel restriction to review the plan with board members. Previewers Micko and McRoberts gave their recommendations to the commission members. They recommended that all parcels be labeled as "Lots" on the final plans. A motion was made by Mrs. Bartley to move advance the Duncan/Snyder plans onto the Clinton Township Board of Supervisors for approval. Second by Mr. Micko. Motion passed.

Corey Connolly (C. Connolly Plan)- Mr. Connolly is proposing a Lot Line Revision of to take 3 existing tax parcels down to two parcels.

- Parcel 2F06-4A, shown as Lot 2, will be revised from 2.29 acres to 1.87 acres by adding all of parcel 2F06-4C (.29 acres) and conveying .71 acres to Lot 1. The lot has been tested for a single-family residential dwelling.
- Parcel 2F06-4B was .5 acres and will be added to the property from parcel 2F06-4A for a revised total of 1 acre, shown as Lot 1, and has an existing dwelling. Lot 1 has a properly functioning on-lot sewage disposal system for a single-family dwelling unit as verified by the Township Sewage Enforcement Officer.
- Parcel 2F06-4C will be eliminated.

Mr. Connolly attended the meeting on his behalf. Planning Commission Previewers Micko and McRoberts gave their recommendations to the commission members. Mr. Micko asked that a road centerline be included on the final drawings. Mr. Hartwig asked that the existing well location be marked on Lot 1. Mr. Snyder made a motion to move the (C. Connolly Plan) Lot Line Revision onto the Board of Supervisors for approval. Second by Mr. McRoberts. Motion passed.

Old Business

none

Correspondence

South Butler Library Updates

Planning Commission of Butler County Updates given by Tom Hartwig explaining the signing process for approved plans to be recorded as well as the County's efforts to update their SALDO.

Other Business

none

Previewers for November

Pat Hebda

Barb Bartley

Public Comments – *Non-Agenda Items*

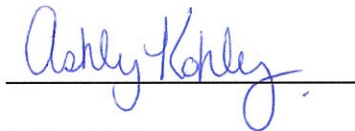
Next Workshop: November 15, 2021, at 6:00PM

Next Meeting: December 6, 2021, at 7:00 PM

Adjourn Meeting

*Mr. Snyder made a motion to adjourn the November 1, 2021, Planning Commission Meeting at 7:53pm.
Second by Mr. McRoberts. Motion passed.*

Respectfully Submitted:



Ashley Kohley
Administrative Assistant
Clinton Township, Butler County