

PLANNING COMMISSION MEETING

Minutes

December 6, 2021

Time: 7:00 pm

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

Call to Order

Chairman Corace called the meeting to order at 7:04 pm. Chairman Corace announced that Mr. Snyder took the place of Mrs. Hebda as previewer for the Month of November due to an unforeseen personal circumstance.

Pledge of Allegiance

Roll Call

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

Staff in Attendance

Tom Hartwig, Township Manager/Engineer
Ashley Kohley, Secretary/Administrative Assistant
Kathy Allen, Planning Commission Liaison/from the Board of Supervisors

Public in Attendance

Steven Graff, Graff Surveying LLC
Todd Pfeifer
Judy Wagner

Public Comments - *Agenda Items*

none

Approval of Minutes from November 1, 2021, Regular Meeting.

Mrs. Bartley made a motion to approve the minutes from the November 1, 2021 Planning Commission meeting. Second by Mr. Snyder. Motion carried unanimously.

New Business

Glenn Burd Plan No.2- Proposing a subdivision of 12+/- acre parcel into 3 lots. They all have been tested for septic for single family residential dwellings.

The previewers Mr. Snyder and Mrs. Bartley presented their findings regarding the Glenn Burd Plan No. 2 and the following recommendations were given:

- Pole on lot 1 to maintain 50' width back to the flag.
- Dedicated 25-foot easement along Sunmine Farm Road to be shown (dedicated to Clinton Township)
- Rear "Poles" on Lot No. 1 and Lot No. 10 seem unnecessary. The Planning Commission does not want two poles serving a single lot, namely Lot 1 and Lot 10. These rear poles need to be

removed. If the developer can justify why these lots are served by two poles, the Planning Commission may reconsider its position.

This Plan has been tabled until January due to inadequacies. Mrs. Bartley made the motion to table the Glenn Burd Plan No. 2 until January. Second by Mr. Snyder. Motion passed unanimously.

Glenn Burd Plan No.3- Proposing a subdivision of 13+/- acre parcel into 4 lots. Tract A will be added onto existing parcel 1F161-14B for a revised total of 1.571 acres. Three proposed lots have been tested for septic and will be 5.676 acres, 3.11 acres, and 2.74 acres, respectively.

The previewers Mr. Snyder and Mrs. Bartley presented their findings regarding the Glenn Burd Plan No. 3 and the following recommendations where given:

- Poles on Lot No. 3 and Lot No. 8 need to maintain 50' width to the flag
- Lot No. 8 has a pole next to an existing neighboring pole. This is not permitted in the Township Ordinance. It is the Planning Commission's opinion that this Subdivision may need to be redrawn as it does not appear as though there is enough room to make 3 Lots with 125' between each pole as a result. Two larger sized lots would be preferable.
- No existing pins were identified on the drawing anywhere. The surveyors had to have a starting point somewhere. Specifically no pins are shown for Lot 3 and for Lot 7.
- Request to identify the "2 parcels away" ownership on the pole on other side of the AA Allen parcel with the shown drive/access.
- The well and septic locations on Lot 7 must be shown on drawing. Whether or not Lot 7 is non-buildable must be addressed since technically there is no pit/perc identified and as such must be identified as a non-buildable existing lot.

This plan has been tabled until January due to inadequacies. Mrs. Bartley made the motion to table the Glenn Burd Plan No.3 until January. Second by Mr. Snyder. Motion passed unanimously.

Patricia Neubert Plan- To subdivide a 58+/- acre parcel into 2 lots as divided by Cherry Valley Road, both contain existing dwellings. The plan is to consolidate 2 existing tax parcels into 1 parcel being 2.056 acres. Lot 1 has an existing dwelling.

The previewers Mr. Snyder and Mrs. Bartley presented their findings regarding the P. Neubert Plan and the following recommendations where given:

- Mrs. Neupert is required to provide a notarized letter stating the 2nd structure will need to be removed from Lot 2 within one year of plan approval. A note must also appear on the drawings to this effect.
- The final plans must note that there will be no shared driveway. The driveway can be used only until the 2nd structure is removed from Lot 2. The shared easement or shared access must be eliminated between Lot 1 and Lot 2 within one year of plan approval. A notarized statement from Mrs. Neubert to this effect is needed.
- A dedicated 25-foot easement along Cherry Valley is to be shown on the plan. (Dedicated to Clinton Township)

Mr. Snyder made a motion to advance the Neupert plan to the Clinton Township Board of Supervisors for approval with the conditions noted. Second by Mr. McRoberts. Motion passed unanimously.

Old Business

Vince Vacca (Sunrise Farm Plan No.2)- Revisions to original site plan. Proposing to subdivide a 5-acre lot off an existing 70.49-acre parcel currently owed by M. Conner et al. The proposed new lot will be referred to as Lot 9. Lot 9 has been tested for an on-lot single-family residential dwelling. The residual will be 65.49 acres and will continue with the existing non-building waiver.

The previewers Mr. Snyder and Mrs. Bartley reviewed the revisions made to the original site plan and the following was determined:

- Township Manager/Engineer Mr. Hartwig is to contact Jack Fleishner regarding the property line being shown as the center of Lardintown Road to verify that he understands the findings of the work done by Graff Surveying.
- The names of all parcel owners on Sunrise Farm Lane are to be shown.

Notes were to be added to the final plan indicating that the centerline of Lardintown Road is shown as the property line between the M. Conner parent tract and the Fleishner property because the deeds for both properties state that the centerline of Lardintown Road is the property line for both parcels. Mr. Hartwig noted that with subdivisions, parent tracts are generally plotted from deed descriptions and not actual surveys. Subdivided parcels are made by surveys. Additionally, it is not a Township's job to resolve property line disputes nor establish property lines. The representation with notes to be added by Mr. Graff along with his Surveying Seal are sufficient for this subdivision.

Mrs. Bartley made a motion to advance the Vince Vacca Plan onto the Clinton Township Board of Supervisors for approval contingent upon notes being added to the final plan, parcel owner names being added to the final plan, and Township Manager Mr. Hartwig contacting Jack Fleishner to discuss the property line matter (being the centerline of Lardintown Road) with him. Second by Mr. Snyder. Motion passed unanimously.

Ordinance 2021-07 Amendments to Chapter 185-52 of the Zoning Ordinance as it pertains to lot sizes in the Agricultural Conservation District and Conservation District. A decision is needed to advance this to the Supervisors for consideration.

Mr. Duncan made a motion to advance Ordinance 2021-07 Amendments to Chapter 185-52 of the Zoning Ordinance as it pertains to lot sizes in the Agricultural Conservation District and Conservation District to the Supervisors for consideration. Second by Mr. McRoberts. All voted in favor except Mrs. Bartley who abstained. Motion passed by majority.

Ordinance 2021-06 Regulation of Display Fireworks. A decision is needed to advance this to the Supervisors for consideration.

Mrs. Bartley made a motion to advance Ordinance 2021-06 Regulation of Display Fireworks to the Supervisors for consideration. Second by Mr. Snyder. Motion passed unanimously.

Ordinance 2021-05 Regulation of Junk Dealers and Junkyards. A decision is needed to advance this to the Supervisors for consideration.

Mr. Duncan made a motion to advance Ordinance 2021-05 Regulation of Junk Dealers and Junkyards to the Supervisors for consideration. Second by Mrs. Barley. Motion passed unanimously.

Correspondence

2021 Report- Chairman Corace gave his end of the year report. Please reference attached.

A motion was made by Mr. McRoberts to accept the 2021 Report. Second by Mr. Snyder. Motion passed unanimously.

2022 Important Date- Mrs. Kohley prepared the 2022 Important Meeting and Workshop Dates for the Planning Commission to review.

A motion was made by Mr. McRoberts to accept the 2022 Planning Commission Meeting and Workshop Dates. Second made by Mr. Duncan. Motion passed unanimously.

Other Business

none

Previewers for December

Dave McRoberts

Barb Bartley

Public Comments – Non-Agenda Items

none

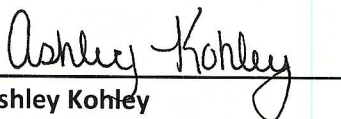
Next Workshop: January 3, 2021, at 6:00PM

Next Meeting: January 3, 2021, at 7:00 PM which is the Reorganizational Meeting followed by Regular Meeting

Adjourn Meeting

Motion made by Mr. McRoberts to adjourn meeting. Second by Mr. Duncan. Motion passed unanimously. Time was 8:27pm.

Respectfully Submitted:



Ashley Kohley
Administrative Assistant
Clinton Township, Butler County

TO: Kathy Allen, Chairperson Supervisor
William Duncan, Vice Chairperson Supervisor
James Halstead, Supervisor

From: Kevin Corace, Planning Commission Chairperson

Date: November 29, 2021

Re: 2021 report

Another year is coming to an end, and it's time to reflect on the past 11 months. 2021 came in the same virtual way that 2020 went out in. Fortunately, we were able to start holding workshops and meeting back in the community room at the Municipal Building. It was nice to be able to come together as a group and have a touch of normalcy. We really needed to get back together and get back into the groove. 2020 held our plans back a little and knocked out some of the wind in our sail. It may have slowed us down, but it didn't stop us from moving forward. The members of the planning Commission never lost its dedication to committing the time and work for the residents of Clinton Township. It is an honor to be Chairperson for Clinton Township Planning Commission. I have the utmost respect for each of the Township Supervisors, Planning Commission members and Township Staff. We have such a dedicated group of individuals with tremendous talents serving this great Township.

We have had quite a year of change in 2021. After decades of serving the Township, Mr. Todd Cress stepped down from the planning commission. Mr. Cress was a big part and a dedicated member to the planning commission. His presence is truly missed. Mr. Tom Hartwig has fulfilled the position as Municipal Manager/Engineer and has also brought his box of hats to fill many other positions. We are very happy and lucky to have him steering this township into the future. We also have the pleasure and are very fortunate for the three new members joining the planning commission. They are Mr. Brian Snyder, Mr. Marty Micko, and Mr. David McRoberts. All three have brought experience, knowledge, and a positive addition to our membership.

We have reviewed and discussed over 20 different property revisions. This includes but not limited to, sub-divisions, lot line revisions, and building construction. We have also revised and developed several ordinances. Some of these are Airbnb, Fireworks, Junk Yards, and Five Acre divisions. The Planning Commission is reviewing the Township Comprehensive Plan to stay up to date with the progress of the Township. This is just a small example of what we have done. A lot of fortitude has gone into the last two years with COVID-19, but we have prevailed.

Thank you to everyone for your hard work and dedication.

c. Tom Hartwig, Manager/Engineer

Pat Hebda, Vice Chairperson

William Duncan

Barb Bartley

Brian Snyder

Marty Micko

David McRoberts

Kathy Allen, Planning Commission Liaison/Chairperson Supervisor

Ashley Kohley, Secretary/Administrative Assistant