

PLANNING COMMISSION REGULAR MEETING

Minutes

April 4, 2022

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 7:05 PM.

Pledge of Allegiance:

Roll Call:

Kevin Corace, Chairman
Pat Hebda, Vice Chairperson
Barb Bartley, Secretary
Marty Micko
Bill Duncan
Brian Snyder
David McRoberts
Judy Wagner, Alternate

Staff in Attendance:

Kathy Allen, Planning Commission Liaison from the Board of Supervisors – Excused
Tom Hartwig, Township Manager/Engineer

Public in Attendance:

There was no member of the public in attendance at the meeting.

Public Comments on Agenda Items:

None

Approval of the Minutes from the March 7, 2022 Regular Meeting:

Chairman Kevin Corace asked if Planning Commission Members had any revisions to make to the Minutes for the March 7, 2022 Regular Meeting. With no revisions suggested, Chairman Kevin Corace asked for approval of the minutes.

A motion was made by Brian Snyder approving the Minutes from the March 7, 2022 Planning Commission Meeting. The motion was seconded by Vice Chairperson Pat Hebda. The motion carried unanimously.

Correspondence:

- Correspondence received in person from Dwight and Linda Protzman of 575 Saxonburg Boulevard seeking the Planning Commission's opinion on proposed lot line revisions of properties on Saxonburg Boulevard which they own.

Planning Commission Regular Meeting
Minutes For April 4, 2022

Chairman Kevin Corace asked Mr. Hartwig to give an explanation of what Mr. and Mrs. Protzman would like to do with their 4 acre property. Mr. Hartwig indicated that Mr. and Mrs. Protzman currently own a 2 acre parcel at 575/569 Saxonburg Boulevard as well as an adjacent 2 acre parcel at 565 Saxonburg Boulevard. They would like to create 3 new lots from these two lots. The new lots would be a 1.5 acre parcel at 575 Saxonburg Boulevard and the mobile home at 569 Saxonburg Boulevard would be removed. The second new lot would be a 1.25 acre lot with the address of 569 Saxonburg Boulevard and would need a pit and perc test as Mr. and Mrs. Protzman would like to build a new ranch style house on that property. The third new lot would be a 1.25 acre parcel at 565 Saxonburg Boulevard.

There was Board discussion about the proposal presented by Mr. and Mrs. Protzman. William Duncan commented that these properties are located in the Township's Corridor Preservation Zoning District and the minimum lot size in that district is 5 acres. Mr. Duncan further commented that even though the existing lots are non-conforming lots, the proposal presented creates one new non-conforming lot that is not permitted by the Zoning Ordinance for this District.

Chairman Kevin Corace stated that this is in fact a Minor Subdivision and the three new lots created would all be non-conforming and in violation of the current Zoning Ordinance for the Corridor Preservation District.

Dave McRoberts indicated that he is familiar with this area and the subject properties and believes that the proposed newly created lot for 569 Saxonburg Boulevard would have difficulty passing a pit and perc test. In theory, if the proposed subdivision would be acceptable under the current Zoning Ordinance for that District, the pit and perc should be done before any formal subdivision work is performed.

It was the general consensus of the Planning Commission Board that the Township Manager report back to Mr. and Mrs. Protzman that their proposed subdivision would not be permitted as the lots would not meet the 5 acre minimum for that Corridor Preservation Zoning District.

New Business:

There was no new business brought before the Board.

Old Business:

Chairman Kevin Corace noted for the record that Ordinance 2022-01 was passed by the Board of Supervisors on March 28, 2022 and became effective on April 1st.

Other Business:

There was no other business brought before the Board.

Planning Commission Regular Meeting
Minutes For April 4, 2022

Previewers for April 2022:

Dave McRoberts and Brian Snyder volunteered to be previewers for the month of April 2022.

Public Comments on Non-Agenda Items.

None

Upcoming Planning Commission Meetings:

Non-Voting Workshop Meeting on May 23, 2022 at 7:00 PM

Regular Voting Meeting on May 2, 2022 at 7:00 PM.

Next Workshop on May 2, 2022 at 6:00 PM

Adjourn Meeting:

A motion was made by Secretary Barbara Bartley to adjourn the Planning Commission Meeting at 7:30 PM. The motion was seconded by Dave McRoberts. The motion carried unanimously.

Time: 7:30 PM

Respectively Submitted


Barbara Bartley, Secretary