

**Clinton Township
Planning Commission Meeting Minutes**

June 5, 2023

Time: 7:00 pm

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

Call to Order:

The meeting was called to order at 7:02 pm by Acting Chairperson Marty Micko.

Pledge of Allegiance:

Roll Call:

Ms. Pat Hebda, Chairperson, excused
Mr. Marty Micko, Vice-Chairperson, Acting Chairperson
Mrs. Barb Bartley, Secretary
Mr. Brian Snyder, excused.
Mr. David McRoberts
Mrs. Judy Wagner
Mr. Jason Davidek
Mrs. Kathy Allen, Board of Supervisor's Liaison

Staff in Attendance:

Ashley Kohley, Township Director

Public in Attendance:

Amanda Peterson, Penn Energy
Mike Ogin, Gateway Engineers
Jim Burd, Resident

Public Comments Pertaining to Agenda Items:

No public Comments pertaining to Agenda Items.

Approval of Minutes:

Minutes of the May 1, 2023 Regular Planning Commission Meeting.

A motion was made by Mrs. Barb Bartley to approve the Minutes of the May 1, 2023 Regular Planning Commission Meeting. The motion was seconded by Mr. David McRoberts. The motion passed unanimously.

Correspondence:

Mrs. Ashley Kohley, Township Director wanted to let the board know that the Amendments to 185- Zoning have been sent to eCode for publishing and she will notify the board when those changes become available.

Old Business:

Mrs. Kathy Allen stated that the affidavit was submitted to the Township for the Bartley Addition.

New Business:

- Steris- Office Addition Site Plan Review (Gateway Engineers)

Mr. Mike Ogin from Gateway Engineers attended the meeting on behalf of Steris. The previewers provided checklist items for him to complete on the final drawings. Township Engineer David Neill was continuing work on the Stormwater Management Control Plan for the Office addition and provided comments to all parties involved. No action was taken during this time for approval.

SEE ATTACHMENT WITH

Previewers for June

Jason Davidek

David McRoberts

Public Comments on Non-Agenda Items

No public Comments on Non-Agenda Items

Upcoming Meeting:

June 26, 2023- Non-Voting Meeting 7:00pm

July 3 , 2023- Regular Meeting 7:00 pm

Next Workshop in September

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Motion to Adjourn Meeting:

A motion was made by Mr. David McRoberts to Adjourn. The motion was seconded by Mrs. Judy Wagner. The motion passed unanimously.

Time: 7:29 PM

Respectfully Submitted



Ashley Kohley
Township Director



“ATTACHMENT Steris Plan Review Checklist By Previewers”

7 address

Clinton Township

Site Plan Checklist

???, in business and a ownership of property

Plan Name Storis Office Addition Date 5-22-23

Previewers Judy Wagner / Barb Barton

Application stating reason and purpose of the site plan ☒ yes ☐ no

Zoning District: ☐ Residential, ☐ Agricultural, ☐ Conservation, ☐ limited business,
☒ Industrial, ☐ Corridor preservation

Is site totally within a zoning district ☒ yes ☐ no if no, what districts does it abut _____

Any current conditional uses on the property ☐ yes ☒ no

Any preserved land on the property ☐ yes ☒ no

Any non-conforming uses on the property ☐ yes ☒ no

Minimum lot size for this district NA

Minimum lot width NA

Sewage- Letter from Saxonburg Sewage Authority approving the site ☐ yes ☐ no NA

Sewage-Pit and Perc test performed ☐ yes ☒ no

Location of Pit and Perc tests identified on the plan ☐ yes ☒ no

DEP component completely filled out ☐ yes ☐ no as noted * notify DEP as well

Any existing sewage systems on the property ☒ yes ☐ no located-on plan ☐ yes ☐ no

Plan prepared by a Registered Surveyor and Stamped ☒ yes ☐ no not stamped yet needs in

Plan submitted 10 days in advance of the regular meeting ☒ yes ☐ no

Plan drawn per layout requirements see section ☒ Yes ☐ no

Required information on the plan:

Title ☒

Certificates

North Point ☒

Lot Numbers, no letters and original lot has to be numbered OK include tax parcel #

Boundaries ☒

Street Lines and Centerlines ☒

Street Bearings ☒

100-2F08-14JFC-0000

Monuments ☒

Easements (gas, Oil, electric, sewage, water, right of ways) are any missing or not shown

Setbacks, front ☒, side ☒ and rear ☒ infringing by 10' where proposed

Adjacent owners ☒ big lot + parking lot is on side

Buildings and significant landmarks and or topographic features ☒ extension of buffering

Drawing of proposed building ☐ yes ☒ no bldg arch drawings landscaping

Total acreage of lot 19.6 needs ☒

% of lot that is developable needs to be shown

% of developable lot coverage needs to be determined TDR required ☐ yes ☐ no ?

Height of building 16' TDR required ☐ yes ☒ no

Buffers identified ☐ yes ☒ no

Roads meet Township Specifications ☒ yes ☐ no

Traffic Study required ☐ yes ☒ no

Bond required for infrastructural ☐ yes ☒ no

Road Bond required ☐ yes ☒ no

Letter of Assurances (Performance Standards 185.59) ☐ yes ☒ no need a letter

Performance Bond (for Infrastructure and Stormwater ponds) ☐ yes ☒ no

Conservation District Permit required ☐ yes ☒ no bond needs to stay in place

DEP Permit Required ☐ yes ☒ no

Storm Water Plan ☒ yes ☐ no

Driveway permit ☐ yes ☒ no

Wetland and flood plains identified ☐ yes ☒ no NA

Zoning officer reviewed ☐ yes ☒ no

Sewage officer reviewed ☐ yes ☒ no NA

Township Engineer reviewed ☐ yes ☐ no pending EADS

Recommendation: ~~Stormwater~~ ^{CS} management on cover
needs to be reported to the ~~top~~ ^{CS} Semi annually ~~and~~
After each significant rainfall

STERIS PLAN REVIEW BY PREVIEWERS

PC did a preliminary review of the Steris plans Monday, May 22. We would like you to forward the comments listed below to the applicant in hopes that they might be able to address them for our June 5th meeting. Thank you.

Judy Wagner

1. Driveway access to building is from Victory Road and Chantler Drive. Verify address 7225 North Noah Drive is correct. Add complete site address to drawing title block.
2. Has the DEP component been completely filled in?
3. Add PE stamp to each drawing now - final approval will also need signature. Refer to Ordinance 147-13, E.
4. Did not see any easements noted on drawings - if there are none, please state that on the drawing. Refer to Ordinance 147-13, Q.
5. Include tax parcel number in the title block. (100-2F08-14JFC-0000 - please verify)
6. Side setback, horizontal lined at the south end of the lot, should be 25', not 50'. Vertical lot line at the south end of the lot is correct at 50'. Move and update on each sheet.
7. Architectural drawings of building required.
8. Percent of developable lot coverage needs stated on drawing. Refer to Ordinance Table 185-20B. Placing info on Cover sheet would be fine.
9. Require Letter of Assurances. Refer to ordinance 185-59.
10. Performance Bond (for infrastructure & stormwater ponds). Bond needs to stay in place.
11. Drawing CS -
 - A. Stormwater Management Maintenance Program - add additional sentence stating that "Clinton Township Board of Supervisors will be notified in writing after the inspections on January 2, July 2 and after each significant rainfall".
 - B. Zoning Requirements table - Include unit of measurements in "Setbacks" area and the word "Spaces" after Parking.
12. Drawings C051 & C061 - coordinates S 85 29 17 W - 681 75 on the south lot line are upside down, please correct on each sheet.
13. Drawings - C100, C101, C201, C301, & C401 - what is the Text inside proposed bldg hash marks? Not readable.

14. Drawing - C201 - Note 10. Please include “and Clinton Township Board of Supervisors” at the end of the last sentence.

15. Drawing - C201 - Note 9. Last sentence should read “If disturbed, **the** contractor....”

16. Drawing C301 - Light Fixture Table - include a column for the height of each light.

[Lighting Ord. stipulates max height of 20ft above grade.]

17. Drawing C401 - Note 5. Please include “and Clinton Township Board of Supervisors” after “....submitted to the owner”.

18. Drawings C051, C061, C100, C101, C301, C401, C701 - 50’ turn around is labeled North Noah Drive 50’. That turn around in on Chantler Drive, not North Noah. Please correct.