

Clinton Township
Planning Commission Meeting Minutes

October 2, 2023

Time: 7:00 pm

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

***Note to Visitors:** Public Comments are only accepted at the times listed on the Agenda for Public Comment. You must stand and give your name and address to the Secretary before beginning your comment. You will have a 3-minute time limit for your comment.*

Call to Order:

Pledge of Allegiance:

Roll Call:

Mrs. Pat Hebda, Chairperson

Mr. Marty Micko, Vice-Chairperson

Mrs. Barb Bartley, Secretary

Mr. Brian Snyder

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:

Todd Pfeifer, Coherent

Jim Burd, Resident

Public Comments Pertaining to Agenda Items:

No Public Comments Pertaining to Agenda Items.

Approval of Minutes:

Minutes of the September 5, 2023 Regular Planning Commission Meeting.

A motion was made by Mrs. Barb Bartley to approve the Minutes of the September 5, 2023 Regular Planning Commission Meeting. The motion was seconded by Mr. David McRoberts. The motion passed unanimously.

Correspondence:

No Correspondence.

Old Business:

- Review of Clinton Township Zoning Map Draft #2 The Planning Commission made the following recommendations to the Clinton Township Board of Supervisors.
 - Consider the farmland of 752 Saxonburg Blvd be changed from Corridor Preservation to Agriculture Conservation.
 - Consider changing the Zoning District in which Spring Valley Park is located from IP Industrial Park to C Conservation.

New Business:

- Daugherty Plan--Graff Surveying submitted a consolidation plan to combine two existing tax parcels being 2.58 & 3.13 acres for a total of 5.71 acres with an existing dwelling.

A motion was made by Mrs. Barb Barly to recommend the Daughtery Plan to the Clinton Township Board of Supervisors for approval under the following conditions.

- *Glade Mill Rd centerline is not shown but Stan has a note saying the road width varies. Street bearings?*
- *The width of the easement is not clearly shown?*
- *Place a revision date on the drawings.*

The motion was seconded by Mr. Brian Snyder. The motion passed unanimously.

Previewers for October

Mr. Marty Micko

Mrs. Judy Wagner

Public Comments on Non-Agenda Items

Mrs. Judy Wagner asked the Planning Commission if everyone was in agreement on closing submissions for the Township Survey that has been circulating for some time, that way she can run the numbers and provide the results of that survey for future Comprehensive Plan Considerations.

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Upcoming Meetings for 2023:

October 23, 2023- Non-voting Meeting 7:00PM (if needed)

November 6, 2023- 7:00PM Regular Meeting

November 27, 2023- 7:00 PM Non-voting meeting (if needed)

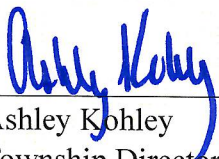
December 4, 2023- 7:00PM Regular Meeting

Motion to Adjourn Meeting:

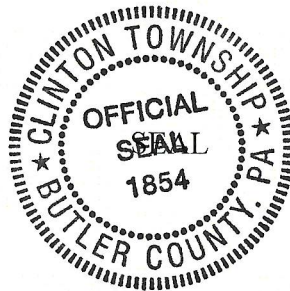
A motion was made by Mrs. Barb Bartly to adjourn the meeting. The motion was seconded by Mr. David McRoberts. The motion passed unanimously.

Time: 7:33 PM

Respectfully submitted:



Ashley Kohley
Township Director



Clinton Township

Site Plan Checklist

Plan Name Paugherty Plan Date 9-2023

Reviewers Dave McRoberts / Barb Barkman

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 CP/AC

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 _____

Minimum lot width _____

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

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

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

Plan prepared by a Registered Surveyor and Stamped ☒ yes ☐ no

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

☒ Boundaries

☒ Street Lines and Centerlines

☒ Street Bearings

Monuments

Easements (gas, Oil, electric, sewage, water, right of ways)

Setbacks, front ☒, side ☒ and rear ☒

Adjacent owners ☒

Buildings and significant landmarks and or topographic features ☒

Drawing of proposed building ___yes ___no

Total acreage of lot 5.71

% of lot that is developable _____

% of developable lot coverage _____ TDR required ___yes ___no

Height of building _____ 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

Performance Bond (for Infrastructure and Stormwater ponds) ___yes ☒no

Conservation District Permit required ___yes ___no

DEP Permit Required ___yes ___no

Storm Water Plan ___yes ___no

Driveway permit ___yes ___no

Wetland and flood plains identified ___yes ___no

Zoning officer reviewed ___yes ___no

Sewage officer reviewed ___yes ___no

Township Engineer reviewed ___yes ___no

Recommendation: _____

