

# Clifford Township Planning Commission

## Clifford Township Planning Commission Meeting

The meeting of the Clifford Township Planning Commission was called to order at 6:05 PM on August 10, 2021 by Sally Fischbeck, Chair.

Present at the meeting were Sally Fischbeck (Chair), Sally Roberts (Vice Chair/Secretary), Chris Marcho (Supervisor), Bob Clementoni and Joan Hertzog. Dick Vauter and Joe Laguzzi were absent.

Joan Hertzog made a motion to approve the minutes from the July 13, 2021 meeting. Bob Clementoni seconded the motion. All were in favor.

### **Old Business:**

It was determined that the trailer pads on Lyon Street have no impact on the SALDO and therefore is not a Planning Commission concern. This matter is now closed.

### **New Business:**

**Lopatofsky Minor Subdivision:** Bill and Claudia Lopatofsky submitted a proposal to subdivide ten acres from the parent tract consisting of 129.94 acres. The package met the requirements for a minor subdivision and plans for future development will be presented at a later point in time. Sally Roberts made a motion to submit the package to the county for their review and comments. Sally Fischbeck seconded the motion. All were in favor.

### **Dollar General Minor Subdivision and Land Development:**

LIVIC Civil requested Municipal Notification Form 3800-FM-BCW0271c Rev. 12/2019, Commonwealth of Pennsylvania Department of Environmental Protection Bureau of Clean Water, Municipal Notification of Planned Land Development for Chapter 102 Permits be completed and returned to them. Sally Fischbeck responded to the questions and signed the document.

LIVIC Civil submitted their proposed packages for the 2.5-acre subdivision and land development for the Clifford Dollar General. The package consists of nine documents detailing each segment of the development plan. The members Planning Commission noted that they do not have the engineering expertise to review and approve a project of this scale.

Bob Clementoni made a motion to recommend the Board of Supervisors hire JHA to analyze the contents of the Clifford Dollar General LLC – Dollar General Subdivision and Land Development Submission Review Package to ensure the plans conform to the Clifford Township ordinances as stated in the SALDO and all related Clifford Township Checklists. Sally Fischbeck seconded the motion. All were in favor. Chris Marcho noted that in cases such as these the township will be reimbursed for all costs associated with JHA by the developer.

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**Van Horn Minor Subdivision:** Ken Van Horn wondered if he had to have his entire 300+ acre parcel surveyed in order to present a subdivision plan to the township for a subdivision of a 100-acre parcel. The 100-acre parcel will be carefully surveyed. Further research will be conducted before the next meeting to determine the answer.

The next meeting of the Clifford Township Planning Commission is scheduled for 6 pm on September 14, 2021 in the Clifford Township Municipal building.

Joan Hertzog made a motion to adjourn the meeting at 6:53 pm. Bob Clementoni seconded it. All agreed.

Respectfully submitted:



Sally Roberts  
Secretary  
Clifford Township Planning Commission