

Clifford Township Planning Commission

Minutes of the August Meeting

August 13, 2013 6:00 pm

Present: Bob Clementoni (Chairman), Larry Wilson (Vice Chairman), Sally Fischbeck, Chris Marcho (Supervisor), Bob Schreiber (Secretary). Absent: Dick Vauter, Sally Roberts.

The Planning Commission Meeting was called to order at 6:05 pm by Bob Clementoni.

The minutes of the July 9, 2013 meeting were reviewed. A pen and ink correction was made to reflect Clifford Township setback requirements of 30 feet vice 50 feet. A motion to accept the corrected minutes were moved by Bob Clementoni and seconded by Sally Fischbeck. All were in favor.

Old Business

There was no old business.

New Business

Permit for new garage with setback variance. Betsy Frey and Cindy Klenk questioned the Planning Commission on how to proceed in requesting a new building permit for a garage and sewage holding tank and setback variance. She was never given permission to proceed and the earlier permit expired. Some question exists as to whether a variance hearing was ever held on the earlier permit and variance request. The commission explained that she needed to first contact the solicitor to determine if the variance hearing was ever held. The township secretary would be able to provide building permit forms and sewage ordinance information she needed for the holding tank.

Request for waiver of 30 ft setback. Glenn Russo presented a plan to build a pole barn on an existing 50 by 200 foot lot he owns in the North East section of Crystal Lake. The area consists of six 50 by 100 foot parcels adjacent to Maple St. between 2nd Ave (not used or usable) and 3rd Ave. He currently owns three adjacent lots and plans to buy a fourth to create a 100 by 200 lot. The issue of concern is that the pole barn is 36 by 26 foot allowing only a 12 foot set back from the unused 2nd Ave. Bob Clemintoni and Bob Schreiber met with Glenn Russo at his property the morning of August 14th and saw no issues with what he was proposing. Via email, Bob Clemintoni recommended to the Supervisors that they

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move forward with a public hearing to approve the waiver of a 30 foot setback and allow the proposed 12 foot setback.

Subdivision of ten acre lot. Charles Horton requested preliminary information and advice on subdividing his ten acre lot into two separate lots. He was advised that he would need a survey of the property probably need driveway permits and a sewage sturdy for each proposed lot.

Subdivision of forty-seven acre lot. Larry Wilson presented a sketch drawing of his proposed subdivision of his forty-nine acre lot into a two acre lot with farmhouse and barn and a vacant forty-seven acre lot for agricultural use. He raised two issues with the subdivision he wanted the commission to consider and acknowledge that what he proposed was possible. One was an easement to an existing road adjacent to the two acre lot and the second was that he want the remaining forty-seven acres zoned as agricultural and wanted separate deeds for both properties.