

Clifford Township Planning Commission

Minutes of the December Meeting

December 10, 2019, 6:00 pm

Present: Sally Fischbeck (Chair), Chris Marcho (Supervisor), Bob Clementoni, Dick Vauter, Bob Schreiber (Secretary).

Absent: Sally Roberts (Vice Chair), Joe Laguzzi

The Planning Commission Meeting was called to order at 5:58 PM by Sally Fischbeck.

Approval of the minutes from the November meeting, as corrected, was moved by Sally Fischbeck and seconded by Bob Clementoni. Motion passed.

Old Business

Friends of Fern Hall, LLC, Minor Subdivision – Paperwork received from the county with no objection to the subdivision plan. Sally Fischbeck moved to recommend approval of the plan to the Supervisors. Bob Clementoni seconded and all were in favor, motion passed.

New Business

Commercial Land Development – James Cole presented a planning module for a pole barn to be used for auctions on State Route 106 in the vicinity of West Clifford. The plan included a highway occupancy permit but not a sewer module and he had no plan for a septic system. The planning commission recommended he obtain a septic waiver from the sewer enforcement officer to cover any future contingency.

Chesnick Lot Line Adjustment – The property involved is five acres subdivided into two lots, one of which was largely in a wetland and non-buildable. The objective of the lot line adjustment was to create two buildable lots, C1 and C2, from the original sub-division created in 2016. The opinion of the planning commission was to treat the application as just a lot line adjustment, keeping both lots as non-building lots. The survey maps needed to be corrected to reflect this. In order to build, the owner will have to obtain a driveway permit and sewage permit. Bob Clementoni motioned that upon receipt of corrected maps reflecting the declaration change, that the lot line adjustment be sent to the county for review and comment. Seconded by Bob Schreiber and approved by the committee.

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Lot Sizes and Dimensions – Mr. John Anzullis approached the planning commission with a question concerning any township ordinances on lot dimensions when subdividing his 150-acre property into five lots. The township does in fact have such an ordinance on page IV-3 of the SALDO which specifies a minimum average lot width based on the longest side. In Mr. Anzullis' case his lots would have a minimum average width of 300 feet.

Motion to adjourn at 6:53 PM by Bob Clementoni and second by Sally Fischbeck.
Motion passed.

Respectfully submitted:



Robert Schreiber

Secretary

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