

Clifford Township Planning Commission

Minutes of the May Meeting

May 14, 2013 6:00 pm

Present: Bob Clementoni (Chairman), Sally Fiscbeck, Larry Wilson, Dick Vauter, Chris Marcho (Supervisor), Bob Schreiber (Secretary).

The Planning Commission Meeting was called to order at 6:12 pm by Bob Clementoni.

The Minutes of the April, 12, 2013 meeting were reviewed. A motion to accept the minutes were moved by Larry Wilson, seconded by Bob Clementoni. All were in favor.

Old Business

Land Use Sub Division Ordinance. Larry Wilson reported that Tom Shepstone would take the lead of fleshing out the ordinance and make it part of the Comprehensive Plan. The subcommittee did not get into specifics of the differences between the county and township ordinances, e.g., lot sizes, setbacks. That would be part of the discussion of the Comprehensive Plan. Discussion continued on whether current setbacks, lot sizes, should apply equally to new construction vs. existing structures in town. There should be a well-defined and firmly established process for obtaining variances to the land use ordinance. Discussion included the option of having the building permit ordinance define setback and lot size requirements since these issues involve sub division development.

Hawn, Cramer and Jones subdivision for 3 lots. At the February meeting conditional approval for the subdivision was approved pending driveway permits. To date driveway permits have not been submitted. Chris Marcho will follow-up on the permits.

New Business

Ballantine Compressor Station Tour. The gas company offered Chris Marcho to organize a tour of the station on Wednesday, May 22nd at 10 AM. Chris will send out an email to get a head count and meeting location for the tour.

Gas Pipeline Monitoring Station. Pipeline people queried Chris Marcho on the requirements for a building permit for a palletized shed placed near an exposed

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section of pipeline and used to monitor the pipeline at various locations. It was not clear that a building permit was required. The Planning Commission recommended that the pipeline company research the requirement for a building permit. At this time a building permit is being pursued.