

Clifford Township Planning Commission

Minutes of the November Meeting

November 12, 2013 6:00 pm

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

The Planning Commission Meeting was called to order at 6:02 pm by Larry Wilson.

Approval of the minutes from the September 11th meeting was moved by Sally Fischbeck, seconded by Sally Roberts. All in favor.

Old Business

Subdivision and Land Development Ordinance (SALDO). The SALDO has not been completed and will not be ready to be approved at the Supervisors meeting on December 10th. The Planning Commission will recommend that the SALDO be advertised for the January 2014 Supervisors meeting.

Larry Wilson Subdivision of forty-nine acre lot. Mr. Wilson is in the process of completing a Planning Module for the subdivision of his property. He is in the process of requesting a waiver of sewage permit as lot is for nonresidential use.

New Business

Prospective Subdivision of C. Swetter Property. Joe Barrett (Surveyor) presented survey of Mrs. Cheryl Swetter's property. She is asking what can be done now or is possible down the road in five to seven years if she wants to subdivide her property. Recognizes that there is a two acre minimum lot size for on lot septic and access to back property must be available should front lot be sold. Back property is currently a formal garden for weddings, etc. A planning module would be required, e.g., a PERC test and sign-off by sewage enforcement officer that the current on-lot septic system can be repaired. A PENNDOT driveway permit would be required before Planning Commission could approve an easement for shared driveway. Because the shared driveway would be for three lots the Planning Commission would need to research requirements from the new SALDO.

Minor-Subdivision of B. Vauter property. Plan presented by Dick Vauter for his sister Beverly Vauter. Property is 52.44 acres enrolled in the Act 319 Clean and Green Program. The Act 319 program allows 2 acres per year to be conveyed. The subdivision is to convey Lot No. 2, 2.00 acres having an existing barn, well, septic

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system into a separate deed under the owners name in 2013. Lot No. 3, 1.53 acres is to be conveyed and added in 2014 and Lot No. 4, 1.71 acres to be conveyed and added in 2015 to comply with the 10 percent rule of the Clean and Green Program. Lot No. 1, 47.20 acres is proposed for on lot water and septic system and has been tested and approved and will be retained by the owners. Planning module now needs to go to the county planning commission for review.

Planning Commission Records. Larry Wilson raised the issue of what should be done with Planning Commission records. The township now disposes of records once the planning issues resolved. Some of the records could be sensitive but Planning Commission records are public and should not be kept under lock and key. He suggested that the PC think about this for historical reasons. He also proposed that we meet in another room in the community center so that PC deliberations are not disturbed or curtailed by the Supervisors meeting.