

***Clifford Township Planning Commission***  
***Meeting Minutes***

**August 8, 2023**

**I. Call to order**

Sally Fischbeck, Chair, called the meeting to order at 5:58 pm.

**II. Attendees:**

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

Approval of minutes from last meeting: Sally Fischbeck made a motion to approve the minutes from the July 11, 2023, meeting. Bob Clementoni seconded the motion. All agreed.

**III. Old Business:**

- a) **Update on Synder Subdivision:** Application is still not completed. They still need to apply for a driveway permit. The application did not go to the county because of the lack of information. If everything is completed the township secretary will send to county mid-month.
  
- b) **Brett Pritchard's Soil Testing at Lake Idlewild:** Mr. Pritchard had several soil tests performed and they all passed. However, none met the setback requirements from other homes or the lake or other wells. He wants to pursue putting in a temporary holding tank until such time that he can either get an easement or DEP approves new systems that will support his requirements. If he can get an easement or buy the property from his bordering neighbor, he may be able to put in a microsystem which is a smaller condensed system. However, there has been no indication that this will occur. Mr. Pritchard is also looking for permission to begin building on his property. Mr. Pritchard was informed that he cannot, under any circumstances, obtain a building permit without a septic permit. Mr. Pritchard believes that if the alternative solutions to a holding tank fall through he will be forced to use the holding tank and continue to pump it out on a continual basis. Justin Ford, Clifford's Sewer Enforcement Office, has the final say in this matter.

#### IV. New Issues:

- a) **Mary Ann Hendrickson Subdivision:** Ms. Hendrickson has property on Elkdale Road. The desire is to divide the remaining Lot 1 into Lot 1 and Lot 4. The application has been submitted and is in order. Bob Clementoni made a motion to send the application to Susquehanna County Planning Department for their review and comments. Joan Hertzog 2<sup>nd</sup> the motion.
- b) **Fred and Sheri DeRiggi Lake Idlewild:** Currently they own a 3 bedroom home on Lake Idlewild. They are inquiring about expanding or building another home on their lot which is 0.5 acres. They must retain the 50 foot setback requirement from the lake. They would like to take the current second floor and remodel it into a ranch and make that the main floor. Bob Clementoni recommended that the DeRiggi's consult with the SEO to make sure the existing system can support their plans. They are in the beginning of the planning stages and requested the advice of the Planning Commission before they continue.
- c) **Septic Runoff Concerns at Crystal Lake:** A resident from Crystal Lake reported that she is concerned that there is septic runoff coming from one of the residents in the community. She was informed that this complaint would have to be communicated to Justin Ford, SEO.

V. **Adjournment:** Sally Fischbeck adjourned the meeting at 7:10 pm.

VI. **Next Meeting:** The next meeting is scheduled for September 12, 2023, at 6 pm in the Clifford Township Municipal Building.



Sally Roberts

Secretary

Clifford Township Planning Commission