# Clifford Township Planning Commission

# Meeting Minutes

**June 13, 2023**

1. Call to order

Sally Fischbeck, Chair, called the meeting to order at 6:00 pm.

1. Attendees:

Present at the meeting were: Sally Fischbeck, (Chair); Sally Roberts, (Vice Chair/Secretary); Chris Marcho; Bob Clementoni; Joan Hertzog and Dick Vauter. Joe Laguzzi was absent. Justin Ford, the township’s Sewer Enforcement Officer and MaryAnn Tayoun, township secretary were also in attendance.

1. Approval of minutes from last meeting:

Joan Hertzog made a motion to approve the minutes from the May 9, 2023, meeting. Bob Clementoni seconded the motion. All agreed.

1. Old Business:
	1. **Brad and Debby Coleman Property:** The Colemansmerged their two properties into one. The septic system has since been approved by Justin Ford (SEO), and they have obtained a demo permit. The Colemans are now going through the normal township building permit process.
	2. **Lyon Street Trailer Park:** The property in question is located on Lyon Street, SR 2027.The owners did not go through the Planning Commission to obtain a Land Development permit when they built the trailer sites. The SEO inspected the property and found the septic system was not acceptable. Especially troubling is that there is a creek nearby and the property is in a flood zone. The owner has since put up a sign for sale by owner, 6+ acres. According to the maps, they own approximately 12 acres, so they have to come to the Planning Commission to request a subdivision. Because the owners have not adhered to any of the processes documented in the Clifford Township Subdivision and Land Development Ordinance, the situation is now in the hands of the township’s solicitor, Attorney Joseph G. McGraw. A letter to stop the use of the property is being sent to the owners.
2. New Issues:
	1. **Patrick and Maureen Antoniello Subdivisions:** The Antoniellos own 3 lots: one 11.69 acres; one 20 acre lot; and one 10 acre lot on Oswald Johnson Road. They would like to subdivide 2 acres from their 20-acre lot and build a new home on the 2-acre lot. Upon approval of the subdivision, they will apply for a building permit. In addition to a subdivision, they also are working with the gas companies to put a pipeline through the 11.69-acre lot. Their question is, will it impact their standing with the requirements of the Clean and Green Program. Sally Fischbeck suggested they work with the County Clean and Green Office.
	2. **Paul and Karen Konosky Building Inquiries:** The Konoskys want to demolish their current cottage on Cottrell Lake and rebuild. The original cottage has only an 11 feet setback, the new structure will need to meet the current setback of 15 feet. They have a new septic system; and the SEO will make sure the system is safe to connect to the new cottage. They are working with MaryAnn Tayoun to obtain the necessary paperwork and applications.
	3. **Brett and Michelle Pritchard Building Permit:** The Pritchards own multiple lots on Lake Idlewild and would like to build a new home on one. They got a reconnect septic permit from Justin Ford which specifically said the old septic system should not be disturbed during the construction of the new home. Unfortunately, the owners removed the existing structure without a demo permit and also removed the septic system. In the process surface dirt was removed thereby compromising installing a new septic system. The SEO recommended they hire a consultant to examine the property and determine where a new septic would be appropriate. Since it is now a brand new septic system, the requirements are stricter. After a consultant assesses the properties, the owners will most likely have to combine some of the properties to accommodate a new septic and provide for a 50 foot setback from the lake.
	4. **Discussion on Setbacks:** There is some confusion pertaining to setback requirements on private roads. Bob Clementoni offered to research and provide clarification regarding 15 foot vs 25 foot setbacks.
3. Adjournment: Sally Fischbeck adjourned the meeting at 7:10 pm.
4. Next Meeting: The next meeting is scheduled for July 11, 2023, at 6 pm in the Clifford Township Municipal Building.

Sally Roberts

Secretary

Clifford Township Planning Commission