

Clifford Township Planning Commission

Minutes of the March Meeting

March 11, 2014, 6:00 pm

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

The Planning Commission Meeting was called to order at 6:04 pm by Bob Clementoni.

Approval of the minutes from the March meeting was moved by Bob Clementoni and seconded by Sally Roberts. All in favor, motion carried.

Old Business

Gibson Meter Station. Julie Nicholas from Williams Field Services Company indicated that fees for sub development have been paid. She received a Susquehanna County letter approving sub division and land development. She is now asking for Township Supervisors to give conditional approval. Two new buildings have been added to the plan to comply with the noise ordinance. Paperwork will be sent to the county planning commission for review and comment. Conditioned on receipt of the sewage waiver from PA DEP the planning commission moved by Larry Wilson and seconded by Sally Fischbeck to conditionally approve the Gibson Meter Station sub division plan. All in favor, motion carried. It was moved by Bob Clementoni and seconded by Bob Schreiber to preliminarily approve the land development plan. All in favor, motion carried.

New Business

Minor Subdivision request by Andrew Leo. Mr. Leo presented a preliminary plan requesting to sub divide currently owned lot into two separately deeded parcels as the result of a court order. On the lot is a duplex house that would be divided equally. Planning Commission is requesting Mr. Leo to provide the court order specifying the division of property because the subdivision goes counter to the township ordinances.

Minor Subdivision of Spedding Property. Preliminary plan presented by Mr. George Spedding to sub divide 93.60 acres he owns into one 91.60 acre lot and a 2.0 acre lot to be conveyed to Beth L. Spedding. Items still needed for approval are PERC Test, sewage permit, sewage planning module and survey maps and whatever other items that may be missing from the sub division checklist.

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Determine Fee Schedule for Township Permits. Supervisor Chris Marcho asked the Planning Commission to look into the various fees the township requires and see that they are in line with what the county requires. The amount for the fees has yet to be determined as Chris expects an annual resolution at the supervisors meeting that spells out all the fees. Larry Wilson, Bob Clementoni and Dick Vauter agreed to form a fee subcommittee to research this issue.