

# Clifford Township Planning Commission

## Minutes of the February Meeting

February 11, 2014, 6:00 pm

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

***The Planning Commission Meeting was called to order at 6:06 pm by Sally Roberts.***

Approval of the minutes from the January meeting was moved by Larry Wilson and seconded by Sally Roberts. All were in favor. There followed a brief discussion of the difference in the county and the township noise ordinance. The County measures from nearest occupied building and the Township measures from the property line.

### ***Old Business***

Minor Subdivision of Lands. Joe Barrett (surveyor) representing John Hendrickson. Question was whether the subdivision required Clifford Twp Planning Commission approval or just a letter to Greenfield Twp giving approval. Mr. Barrett was to get back to the Planning Commission if letter required. Since he was not at the meeting the assumption is letter not required.

Roba Meter Site now called the Gibson Meter Station. Julie Nicholas from Williams Field Services Company presented two proposals. The first was a minor subdivision application for a 7.66 acre parcel on property owned by the Roba family. The second proposal is a land use development application for a 1.5 acre equipment pad on the parent parcel. The meter station is associated with the Tennessee Gas Pipeline, but it is not a compressor station, and abides by industrial site set backs. Ms. Williams presented detailed land development drawings, an Erosion and Sediment Control Plan, and Stormwater Management Report. It was moved by Larry Wilson to acknowledge receipt of the documents and send them to the County for review, seconded by Sally Roberts. All were in favor.

Subdivision and Land Development Procedures Checklist. The Commission discussed the need for a formal document listing the procedure and fees for items related to subdivision and land use development, e.g., setback waivers, perc tests, soil profiles, sewage enforcement, etc., so that a person would know what to bring to the Planning Commission. This led to further discussion of retention of

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Planning Commission documents. Certain maps and internal Planning Commission should be maintained for historical research purposes but official documents maintained by the Township secretary do not necessarily need to be duplicated.

### ***New Business***

Susquehanna County Planning Commission Review and Comment on Clifford Township SALDO. The Planning Commission reviewed the letter dated January 29, 2014 from the County Planning Commission and all agreed that the recommended changes were minor and acceptable. Dick Vauter made a motion to accept the recommended changes, seconded by Sally Fischbeck. All were in favor.

Difference among County and Township Land Use Development Ordinances. Julie Nicholas (Williams Field Services Company) raised numerous questions concerning difference between county and township ordinances. It was not clear that her questions were based on the corrected Township SALDO. It was suggested she review and submit a letter to the Planning Commission delineating discrepancies. It is the objective of the Planning Commission to follow as closely as possible county ordinances.