

# Clifford Township Planning Commission

## Minutes of the May Meeting

May 13, 2014, 6:00 pm

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

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

Approval of the minutes from the April meeting, was moved by Bob Clementoni and seconded by Larry Wilson. All were in favor.

### ***Old Business***

Determine Fee Schedule for Township Permits. This is a work in progress. Larry Wilson, Bob Clementoni and Dick Vauter are the subcommittee to research this issue.

Act 537. Mr. Davis to be at tonight's Supervisors Meeting to explain the Act which is a waste water ordinance and its impact on the township. Generally all new lots will have to abide with this new act which requires a septic repair site.

Minor Subdivision request by Andrew Leo. At the March meeting 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. It is a court ordered forced waiver because the subdivision goes counter to the township ordinances. Paperwork was forwarded to the County for review and comment. The county responded that the plan does not meet the requirement of the Township SALDO and recommended that the Planning Commission contact our solicitor for advice on handling this proposed subdivision. Subsequently, the solicitor indicated that we have no choice. The Planning Commission does not agree. Larry Wilson moved that we advise the Supervisors that the Leo subdivision, ordered by the court, does not meet the township ordinance. The County Planning Commission advised us to contact our solicitor. The township Planning Commission believes this is a legal issue beyond the scope of the Planning Commission. The motion was seconded by Bob Clementoni. All were in favor.

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### ***New Business***

Pole Barn. Justin Bidwell wanted information on putting up a 1000 sq ft pole barn on his property. Since there is no land subdivision involved all he needed was a building permit from the township.

Small lot in Dundaff. An individual had questions for the planning commission on ordinance requirements for an existing  $\frac{3}{4}$  acre lot in Dundaff he was looking to buy. He was advised that his first stop should be the sewage enforcement officer to ensure the existing septic system met requirements.

Lake Idlewild. Owners of an adjacent property on Lake Idlewild are concerned that a neighbor wants to build a larger home to replace a smaller older cottage. Issues were raised with respect to set back distances and whether-or-not sewage requirements were being met. According to Act 537 when a new house is being replaced then the septic system needs to be recertified for the new structure. The owners were advised the owners to coordinate with the Lake Idlewild Owners Association to ensure that all township ordinances and regulations were being complied with.

Trailer on old pad. Harry Harlan wants to put trailer on pad of old property where old house burned down. He was informed that since there were no changes to the property line it was not a Planning Commission issue, but that he needed to check with the Township secretary for building and sewage permits.