

# Clifford Township Planning Commission

## Minutes of the March Meeting

March 12, 2019, 6:00 pm

Present: Sally Fischbeck (Chair), Sally Roberts (Vice Chair), Chris Marcho (Supervisor), Dick Vauter, Bob Schreiber (Secretary).

Absent: Bob Clementoni

The Planning Commission Meeting was called to order at 6:02 PM by Sally Fischbeck.

Approval of the minutes from the March meeting was moved by Sally Roberts and seconded by Dick Vauter. Motion passed. There was no Planning Commission meeting in February due to weather.

### ***Old Business***

Gloria Suraci – Bilotta Subdivision Review of completed application. Due to the cancellation of the February meeting the completed application was forwarded to the county for review. It was approved by the county and they acknowledged no issues with “Clean and Green.” It was moved by Dick Vauter and seconded by Sally Roberts that the final plan be presented to the supervisors on the condition that the plan included two more maps and the approved driveway permit. Motion passed.

### ***New Business***

#### Sara White (Melanie and James Mellow lot line adjustment)

One lot from Sara White to be conveyed to Melanie and James Mellow (two lots) then to be combined under one deed to form one lot of 2.505 acres. The issue was initially presented as a minor subdivision, but it was determined combining two lots was not a subdivision for Susquehanna county but a lot line adjustment. It was moved by Dick Vauter and seconded by Sally Fischbeck to send the plan to the county for review pending supervisors’ approval.

#### Paul and Teresa Tubbs - Lot consolidation represented by Jim Motichka

Two adjacent lots owned by the Tubbs (2.134 and 2.094 acres) to be combined into one lot of 4.23 acres. The planning commission reviewed the plan and it was moved by Dick Vauter and seconded by Sally Roberts to approve of the plan as a lot line adjustment. Motion approved.

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### Pope and Lee Project: Land Permit vs. Land Development

The planning commission started to discuss this issue. When buildings have an agricultural classification, it is not a Land Development. If the use of the buildings is commercial, it would be a Land Development. Land Use Permit verses Land Development fees are significantly different. The discussion will continue at the next meeting.

### Culvert Replacement on SR 106

The planning commission reviewed the DOT General Information Form concerning the replacement of a box culvert structure under the intersection of SR 106 and Cemetery Rd. No further action required of the planning commission.

Motion to adjourn at 7:00 PM by Sally Roberts and second by Bob Schreiber.  
Motion passed.

Respectfully submitted:

A handwritten signature in blue ink, reading "Robert A. Schreiber", is written over a horizontal line.

Robert Schreiber  
Secretary  
Clifford Township Planning Commission