

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 20, 2016

Members present were: Bruce Leisey, Jon Price and Adrian Kapp. Clair Beyer was absent

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:05 p.m.

Reading of the Minutes

Adrian Kapp made a motion, seconded by Bruce Leisey, to dispense with the reading of the minutes of the March 28, 2016 meeting. *The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Bruce Leisey, to approve the minutes of the March 28, 2016 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Lincoln Self Storage - Sketch Plan

Veronica Dube, Representative of the Developer, reviewed the sketch plan with the Planning Commission Members. The Developer is looking to expand his self storage business behind the Key-Aid Store on West Main Street, Ephrata.

There was discussion on the requirement of 609.F of the Clay Township SubDivision and Land Development Ordinance.

After discussion, the Planning Commission was generally in favor of allowing the low level screening to be eliminated with the installation of a 6' high solid vinyl fence. The Planning Commission was also generally in favor of allowing existing wooded areas to be utilized as the vegetative screening as proposed.

The Planning Commission reviewed a planting legend which showed the trees proposed for the new buffer planting. The Planning Commission recommended widening the planting strip and utilizing Leland Cypress trees 6' high on 15' centers as trees in the planting strip.

No decisions were made at this time.

2. Premier R&G Properties - Lot Add-On Plan

Tom Matteson, Diehm & Sons, reviewed the plan with the Planning Commission Members. The developer owns the "shirk farm" property located at 2033 West Main Street and 2059 West Main Street, Ephrata. The developer is proposing to straighten the property lines on the lots.

Bruce Leisey made a motion, seconded by Adrian Kapp to recommend approval of the following modifications per the Hanover Engineering letter dated 4/15/16.

Section 402.A.1 - Plan Scale

The applicant is requesting a modification of the requirement for the plan to be drawn at a scale of 10, 20, 30, 40 or 50 feet to the inch. The justification provided is that the properties involved with the plan total 62.24 acres in size. The applicant notes that the total tract boundaries per the field survey have been shown as a plan scale of 100 feet to the inch to allow the entire property to be shown on a single plan sheet and that the plan is legible at this scale. The applicant also notes that the plan is simple in that it is proposing the addition of a small parcel (Parcel A) to an adjacent property (Lot 1), and that the reorientation of an existing tract line between two (2) existing properties (lot 1 and 2). No new construction or excavation is proposed on the plan.

Section 402.C.4.D - The plan shall provide the location of existing utility mains and existing stormwater management facilities on the subject tract

The applicant is requesting a modification of the requirement to show the location of existing utility mains and existing stormwater management facilities on the subject tract. The justification provided is that the plan proposes minor shifts to the property lines and that the location of the features would require additional field survey and expense to the applicant with no discernible benefit. The applicant notes that the plan proposed no construction of any kind. The applicant also notes that they have determined the approximate locations of the water and sewer mains and have shown them on the plan for reference.

The applicant shall verify the location and ownership of the existing stormwater facilities and that they will not be affected by the proposed plan. If any existing drainage or utility easements are affected the information shall be provided to address whether the agreements require updates.

Section 402.C.4.F - The plan shall provide the location of wetlands on the subject tract

The applicant is requesting a modification of the requirement to show the location of wetlands on the subject tract. The justification provided is that the plan proposes minor shifts to the property lines and that the location of the features would require additional field survey and expense to the applicant with no discernible benefit. The applicant notes that the plan proposes no construction of any kind.

Section 403.D.17.f - Finished floor elevations of all residential units

The applicant is requesting a modification of the requirement to provide finished floor elevations of all residential units. The justification provided is Lot 2 and Lot 3 both contain existing dwelling units, there is no new construction, grading or excavation proposed. It is also noted that the existing dwellings are not located close to any floodplains.

Section 607.A - Monuments shall be placed at all angles along the street

The applicant is requesting a modification of the requirement to place monuments at all angles along the street. The justification provided is that the property is larger than 10-acres, therefore, the requirement conflicts with the provision of Section 402.B.6, which states the properties larger than 10 acres need not be surveyed. The applicant notes that they have not surveyed West Main Street and that the location of the roadway and its associated right-of-way is approximate and reasonable accurate as shown on the plan, but monuments can only be placed if a survey of the entire frontage is performed.

Bruce Leisey made a motion, seconded by Adrian Kapp to recommend approval of the plan subject to compliance with the Hanover Engineering letter dated 4/15/16 and Township Solicitor agreement that the Shirk Farm property is two separate tracts of land on one deed. * The motion was approved unanimously.

Adjournment

Adrian Kapp made a motion, seconded by Bruce Leisey, to adjourn the meeting at 7:55 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

ABSENT
Clair Beyer, Secretary

Bruce Leisey, Member