

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### April 23, 2018

Members present were: Jon Price, Clair Beyer, Adrian Kapp, Josh Reist and Rick Gehman.

Also present was Bruce Leisey, Township Manager, Bob Lynn of Hanover Engineering, Inc., Township Engineer and Gwen Newell, LCPC Planner

Also present were those listed on the attendance sheet.

The meeting was called to order Jon Price at 7:03 PM.

#### Reading of the Minutes

Clair Beyer made a motion, seconded by Adrian Kapp, to dispense with the reading of the minutes of the March 26, 2018 meeting. \* The motion was approved unanimously.

#### Approval of the Minutes

Adrian Kapp made a motion, seconded by Josh Reist to approve the minutes of the March 26, 2018 meeting. \* The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

##### 1. Hopeland Mennonite Church - Sewage Planning Module

Hopeland Mennonite Church is the owner of a 7.64 acre property located at 490 Hopeland Road Stevens, PA. The property is situated in the Clay Township Agricultural Transition Zoning District. The lot is vacant and currently used for agricultural purposes. The lot was created by a subdivision conducted for Norman Martin. Prior

DEP planning was conducted for one (1) EDU for the lot. The lot has remained vacant since the subdivision approval.

Planning is being conducted to allow the development of the site for use by the Hopeland Mennonite Church. The church is proposing to construct a 6,240 sft church sanctuary, associated parking lot and access drive. The site will utilize on-lot water and sewage disposal in the form of a well for water supply and a sub-surface sewage disposal system. Water and sewage systems to be constructed in conjunction with site improvements.

DEP Planning is being conducted to allow the installation of an on-lot sewage disposal system to serve the new church. The church will contain seating for 395 people. There are no kitchen facilities planned for the church. The church will be used one (1) day per week for church services. Estimated daily sewage flows per DEP Chapter 73.17 for the project are 3 gpd per seat X 395 seats for a total of 1,185 gpd. DEP planning being conducted for one additional EDU for the site.

Adrian Kapp made a motion, seconded by Josh Reist to approve and execute the Sewage Planning Module for the Hopeland Mennonite Church. \* The motion was unanimously approved.

## 2. HomeTowne Square Phase 4 - Plan Introduction

Bob Lynn, Hanover Engineering and Bruce Leisey reviewed the plan with the Planning Commission members.

HomeTowne Square is an age restricted retirement community located on the west side of Hackman Road and approximately 0.4 miles north of its intersection with Route 322. The 85.6 acre tract will ultimately be subdivided into 300 single family lots. Construction began in 2009. Phases 1 and 2 are almost complete and the developer wishes to proceed with Phase 3 construction in the summer of 2019.

The purpose is to provide the design information for the proposed stormwater management facilities and proposed erosion and sedimentation control measures specific to Phase 4.

Phase 4 of HomeTowne Square will consist of 50 single family residential lots. Stormwater Management plans were originally prepared by Lake Roeder Hillard and Associates in 2008 for the Preliminary Plan and the Phase 1 Final Plan. They were subsequently approved by Clay Township and the Lancaster County Conservation District.

No decisions were made at this time.

### 3. Kline, 305 W Mt Airy Road - Waiver from Secondary Sewage Site Testing

This request was tabled at this time, since the applicant was not in attendance of the meeting.

#### New Business

##### 1. Review upcoming Zoning Hearing

Tom Zorbaugh, Bruce Leisey and Bob Lynn, Hanover Engineering reviewed the May Zoning Hearing application with the Planning Commission Members.

UMH PA Lancaster county, LLC is the owner of a 19.033 acre property along Snyder Lane in Clay Township. The property is currently home to the Valley View Mobile Home Park and is zoned R-2 Residential.

Over the years, several of the mobile homes and accessory sheds along the eastern boundary line have been unintentionally located so as to encroach on the property line into the neighboring farm owned by Premier R&G Properties. The neighboring farm is zoned R-2 Residential and Agricultural.

UMH and Premier R&G Properties wish to resolve these encroachments. In lieu of the costly relocation of the mobile homes and sheds, Premier R&G Properties has consented to a lot add-on that will transfer a  $\pm 15'$  wide 0.389 acre parcel to UMH's property. This add-on will resolve all of the encroachments, except for a single shed and a fence that will both be removed. Upon completion of the project, all mobile homes and sheds will be completely on the UMH property, albeit with lesser setback than are required.

After discussion, it was decided by a 3-2 vote to authorize Tom Zorbaugh to inform the Zoning Hearing Board the Planning Commission is not in favor of the request.

#### Old Business

##### 1. Sign Plans for First Response Team of America, Ephrata Community Church, Glenn Wissler and Jesse Kinsinger

The Planning Commission signed plans for First Response Team of America, Ephrata Community Church, Glenn Wissler and Jesse Kinsinger. The plans had been conditionally approved at previous meetings and all required conditions have been met.

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 8:21 p.m. \*The motion was approved unanimously.

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Adrian Kapp, Vice Chairman

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Jon Price, Chairman

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Clair Beyer, Secretary

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Josh Reist, Member

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Rick Gehman, Member