

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 24, 2017

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:01 p.m.

Jon Price introduced and welcomed incoming member Rick Gehman who was appointed to the Planning Commission Board effective 3/28/17 and asked all members of the board to introduce themselves.

Reading of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the March 27, 2017. *The motion was approved unanimously.

Approval of the Minutes

Clair Beyer made a motion, seconded by Adrian Kapp to approve the minutes from the March 27, 2017 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Ephrata Community Church - Petition to Amend the Clay Township Zoning Ordinance and Map

Dwight Yoder, GKH, Jim Hemke, Pioneer Mgt and Mark Ulrich, Assoc Pastor reviewed the request with the Planning Commission members.

Ephrata Community Church owns four (4) parcels in the Clearview Gardens/Clearview Plaza Development (identified as lots 120, 121, 122 and 123). The existing church is located on lot 120; the remaining three (3) lots are undeveloped, although stormwater facilities serving the overall development are located on a portion of lot 121. Most of lot 120 is zoned Residential-2 (R2), but a small portion is zoned Neighborhood Commercial (NC). Conversely, much of lots 121 and 122 are zoned NC, with smaller portions zoned R2. The proposal is to rezone all the R2 zoned land to NC. The Church is in the process of planning for an expansion of its church building. The Church expansion involves a new sanctuary, office space, Christian education rooms and associated spaces as well as additional parking spaces.

Jon Price asked if the requested rezoning will limit development.

Dwight Yoder said the church is a permitted use in NC zoning and a special exception in R2. The proposed rezoning area is primarily the existing church location.

Clair Beyer inquired on how old the State law is that churches are tax exempt and felt that it is outdated.

Dwight Yoder said the petition cleans up the map boundaries and doesn't change the current use of the lots.

Adrian Kapp pointed out that the zoning change would be a benefit to the Township if the church would ever move out. The lots would then be zoned NC.

It was noted that the Township and emergency providers still provide services to tax exempt properties.

Jon Price inquired how the 13.26 acres being rezoned were counted on the Township's growth plan.

Bob Lynn stated that the R2 area was not included in the area available for residential development as part of Hanover's previous analysis.

Adrian Kapp made a motion, seconded by Clair Beyer to recommend approval of the Petition to the Board of Supervisors contingent on approval of the Petition from the Lancaster County Planning Commission. It was also noted that the church is a permitted use in either zoning and that the current R2 area was not included in the

future growth of the Township for development. * The motion was unanimously approved.

2. Keith Martin - Request for Waiver of Subdivision

Ted Cromleigh, Diehm & Sons and Keith Martin presented the waiver.

The request is a waiver of the Clay Township Subdivision and Land Development Ordinance #06140. The request is being submitted on behalf of Keith Martin who owns a 53.1 acre farm located at 1111 Forest Hill Road, Stevens. The request as submitted relates to an isolated 6.66 ac tract of agricultural land located along the south side of the PA Turnpike (Rt76). The PA Turnpike Commission acquired approximately 7 acres more or less of the Martin farm in 1952. The purchase of the land by the Turnpike Commission isolated the 6.66 ac tract of land as it exists today. The Turnpike was purchased as a fee simple deed and essentially created a natural subdivision of the southern parcel of the Martin farm. The isolated tract has remained in the singular deed description of the Martin farm since there was never a survey done to describe it. The parcel is a free standing lot and will be deeded separately in the future.

After discussion, Adrian Kapp made a motion, seconded by Josh Reist to recommend approval of the request to the Board of Supervisors. * The motion was unanimously approved.

3. Rachel Martin - Accept Land Development Plan Submission

Ted Cromleigh, Diehm & Sons reviewed the upcoming plan with the Planning Commission.

Rachel Martin is proposing the development of a 46.8 ac tract of agricultural land. The site is located at 990 Forest Hill Road. The property is improved with two existing poultry houses that were constructed in 2013. The remaining portions of the site are cultivation of agricultural crops; and a mixture woodlot and stream/wetland areas along the corridor of a small tributary stream. It is proposed to construct two 63' X 500' poultry houses, along with an access driveway.

Jon Price asked Keith Martin if he had considered replacing the poultry house damaged in the storm instead. Keith stated that he had looked into replacing the two houses at their current location but it was not a good solution. He plans to use the existing empty house for storage at this time.

No decisions were made on the plan at this time. The completed Land Development plan will be presented to the Planning Commission in the coming months.

4. Countryside Enterprises - Sewage Planning Module

Ted Cromleigh, Diehm & Sons presented the Countryside Enterprises Sewage Planning Module for signatures.

After discussion, Adrian Kapp made a motion, seconded by Rick Gehman to authorize Adrian Kapp to sign the sewage planning module on behalf of the Planning Commission.

* The motion was approved unanimously.

New Business

1. Review Meeting Procedures with new Planning Commission members

Bob Lynn gave an overview of meeting procedures and expectations of the Planning Commission members at meetings.

Adjournment

Clair Beyer made a motion, seconded by Adrian Kapp, to adjourn the meeting at 8:09 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

Rick Gehman, Member