

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 25, 2022

Members present were Jon Price, Adrian Kapp and Jay Zimmerman. Josh Reist was absent.

Also present was Bruce Leisey, Township Manager and Bob Lynn, Hanover Engineering.

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:01 PM.

Approval of the Minutes

Approval of the March 28, 2022 meeting minutes was tabled due to no quorum.

Correspondence

1. Rick Gehman Resignation

Bruce Leisey informed the Planning Commission that Rick Gehman has resigned from the Clay Township Planning Commission. Rick has accepted a new job out of state.

Plan Review

1. Wildflower Commons - Request for Landscape Modification

Francesco Conigliaro, Representative of the Developer, reviewed the landscape modification request with the Planning Commission. The original landscape plan was designed in 2006. Since then some of the plantings were deemed not acceptable for the proposed property use.

After discussion, it was decided to allow the substitution of Honey Locust trees for Green Ash trees and substitution of Karl Forester grass for Red Barberry bushes. It was discussed that there is an insect concern with the Green Ash trees and the Red Barberry bushes contain large thorns.

It was noted, the replacement variants will not reduce the number of total plantings required.

The Planning Commission also allowed the Developer to replace the Respire Pear trees with a variety that is hardy for this growing zone.

New Business

None

Old Business

1. Discussion on Short Term Rentals and Electronic Sign Regulations

Township Staff reviewed various municipal ordinances relating to electronic signs.

After discussion, Township Staff will provide more information on maximum luminance during day and night hours, fixed timing on message being displayed on sign, size of message in proportion to sign, number of signs and location on property.

Township Staff reviewed various municipal ordinances relating to short term rentals.

After discussion, Township Staff will provide more information on locations to be allowed, parking, contact person, trash and noise.

Adjournment

Adrian Kapp made a motion, seconded by Jay Zimmerman, to adjourn the meeting at 8:43 p.m. *The motion was approved unanimously.

Jon Price, Chairman

Adrian Kapp, Vice Chairman

ABSNET
Josh Reist, Secretary

RESIGNED
Rick Gehman, Member

Jay Zimmerman, Member