

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 27, 2020

Members present via tele-conference due to COVID-19 virus were Jon Price, Clair Beyer, Josh Reist and Adrian Kapp. Rick Gehman was absent.

Also present via tele-conference was Bruce Leisey, Township Manager, Bob Lynn Hanover Engineering, Bert Nye, Red Barn and Steve Martin.

The meeting was called to order by Bruce Leisey, Township Manager at 7:00 PM.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer to approve the November 25, 2019 meeting minutes. * The motion was unanimously approved.

The approval of the January 27, 2020 meeting minutes was tabled due to no quorum.

Correspondence

None

Plan Review

1. Stephen Martin Subdivision - Approve Planning Module 5/23/20 and Review Subdivision Land Development Plan

Bert Nye of Red Barn and Stephen Martin reviewed the plan with the Planning Commission.

There was discussion specifically on Mr. Martin's waiver request of SALDO Section 604.D.8 - all lots shall maintain a minimum of 2/3 for the entire depth of the lot of the required minimum lot width. The current plan has 283' front width and no rear width.

Mr. Martin requested a waiver because the lot configuration at the existing lots north boundary line is at a 45-degree angle. The replacement septic area was able to be located closer to the dwelling due to encounter with bed rock and the desire to keep the most amount of farmland with the existing lot.

There was discussion on numerous options to move the southern lot line to create a rear yard. All parties agreed that moving the southern lot line must still allow the

proposed lot to be at least 2 acres and to keep the existing lot at least 10 acres, must keep placement of stormwater discharge facility on proposed lot and to eliminate the "3" corner at the rear of the property to improve ease of maintaining vegetation growth.

Josh Reiss made a motion, seconded by Adrian Kapp to grant a modification of Section 604.D.8 to allow a rear which will not be 2/3 of the front yard width, but will be more than the currently proposed lot and as wide as possible but relatively straight and include the placement of stormwater discharge facility on proposed lot. * The motion was unanimously approved.

The modification was approved to allow as much farmland as possible to remain with the existing property while still allowing a lot to be created to allow a family member to live adjacent to the farm and to provide for farm succession to the next generation.

Adrian Kapp made a motion, seconded by Josh Reist to ratify and forward the Martin Planning Module to DEP. The motion was unanimously approved.

New Business

None

Old Business

None

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 8:00 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Member

Josh Reist, Secretary

Absent
Rick Gehman, Member