

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 22, 2022

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

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 7:07 PM.

Approval of the Minutes

Josh Reist made a motion, seconded by Jay Zimmerman to approve the minutes from the June 27, 2022 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Springville Mennonite School - Waiver of LD #22-06

Ted Cromleigh, Diehm & Sons reviewed the plan with the Planning Commission Members. The plan is a subdivision for the farm located at 538 Springville Road. The property is approximately 77.94 acres in size and straddles the boundary lines of Clay Township, West Cocalico Township and Ephrata Township. The northwester portion of the property, approximately 28.43 acres, is located in Clay Township. The portion of the property within Clay Township is zoned Agricultural. The existing farm buildings are located within the Ephrata Township portion. The property is completely assigned to Ephrata Township with the Lancaster County Tax Assessment Office. Also, in Ephrata Township, along Springville Road, is the building used for a schoolhouse by Springville Mennonite School. The owner is proposing to divide the farm into two lots. One lot, entirely in Ephrata Township, will be approximately 4.0 acres and include the school. The remaining 74 acres will remain as a single lot, partially located in Clay, West Cocalico and Ephrata Townships.

Adrian Kapp made a motion, seconded by Josh Reist to recommend approval of the deferral as outlined in the Diehm & Sons letter dated 6/24/22 to the Board of Supervisors. * The motion was approved unanimously.

New Business

1. Review proposed Zoning Map Amendment

Township Staff informed the Planning Commission that the Board of Supervisors are reviewing a request from YWAM to rezone a portion of the former Twin Pine tract from Limited Industrial to Neighborhood Commercial.

During the review process, the Board of Supervisors requested Township Staff to review the idea of rezoning portions of an are 300' deep along the frontage of the former Twin Pine tract and other tracts on the south side of West Main Street that are currently zoned Agricultural but have a commercial use on the property with the Planning Commission Board.

After discussion with the Planning Commission Board, before making a recommendation on the request from YWAM on the former Twin Pine tract, the Planning Commission Board has requested Township Staff to collect more detailed information about the number, location, size and potential use of the proposed buildings to be constructed on the tract, if the change from LI to NC is approved.

Old Business

1. Discussion on Short Term Rentals and R3 Zoning Amendments

Both items were tabled at this time.

2. Review September Zoning Hearing Applications

Bruce Leisey reviewed the September Zoning Hearing Applications with the Planning Commission Board. No comments were made.

Adjournment

Josh Reist made a motion, seconded by Adrian Kapp, to adjourn the meeting at 8:48 p.m. *The motion was approved unanimously.

Jon Price, Chairman

Adrian Kapp, Vice Chairman

Josh Reist, Secretary

Jay Zimmerman, Member