

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 23, 2021

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

Also present was Wendy Hackman, Township Secretary and Bob Lynn, Hanover Engineering.

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price, Chairman at 7:02 PM.

Approval of the Minutes

The minutes from the July 26, 2021 meeting were tabled for approval because of no voting quorum.

Correspondence

None

Plan Review

1. Wyndale - Subdivision Land Development Plan Revisions

Josh Boulton, Pioneer Management, and Patrick Dennis representatives of Wyndale reviewed the plan revisions with the Planning Commission.

Josh Boulton pointed out the following revisions that were made to the plan:

- Plan title changed to remove "Extension of Home Towne Square"
- Removal of the Emergency Access to Pristine Lane
- Notes and Data clarification between HTS HOA and Wyndale HOA
- Community note added to sheet 1 for clarity between HTS and Wyndale HOAs along with associated responsibilities
- More detailed information regarding the proposed landscaping/fencing buffer
- Revision to Easement Abandonment Plan to abandon the existing emergency access easement across Wyndale for HTS from Pristine Lane which was recorded in Doc 6524846

- A separate Park & Rec contribution note was added for Wyndale and has a blank dollar amount until an approved amount is assigned.
- Lots 1-3 were adjusted for a CST conflict and to offer room for a development sign access easement
- Removed the tree closest to Countryside Drive from the Hackman Road landscape buffer as it was in the clear sight triangle as proposed for this plan. Placed the Hackman Road landscape buffer within an easement for clarity
- Added the recorded Hackman Road legal right-of-way to the survey per recorded instrument 6498354
- All open space areas have been verified and are shown on sheet 8
- All Wyndale open space and all amenities on the open space are now intended to be private for the Wyndale community and owned and maintained by the Wyndale HOA
- Wyndale streets are no longer intended for dedication to the Township. All Wyndale streets are now intended to be private and owned and maintained by the Wyndale HOA

Terry Wright, 411 Declaration Ave - asked what the landscape buffer will look like and the open space between Lot 207/208

Josh Boulton said the buffer will section of fence, trees and section of fence

Cosmo Perrazzo, 425 Ashton Cir - asked why the landscape buffer was not just a solid fence, has concerns because people and animals can walk through opening where trees are

Josh Boulton said they felt the mix of fence and trees looked more pleasing than just a solid fence

Terry Wright asked what size the trees will be when put in

Josh Boulton said that has not been determined yet

Terry Wright asked when the trees die what size tree will it be replaced with

Josh Boulton and Bernadette Hohenadel said that is hard to determine at this point

Terry Wright asked if the walking trail will go around the entire development

Josh Boulton said there will be a connection to the street in Wyndale and connection on Hackman Road sidewalk

Terry Wright and Cosmo Perrazzo said the HTS trail will be extended past the path at Sweet William way, around 3rd basin and over to Lot 41/42 on Freedom.

Peter Knockstead, 345 Home Towne Blvd - asked if a more visual plan of what the border will look like could be made available. He has concerns what the appearance will be looking out the back of his property.

Cosmo Perrazzo asked how Freedom Drive will be blocked to the lot in Wyndale. Cosmo also noted that the trail in Home Towne Square has not been finished.

Josh Boulton said that the basin in Home Towne Square is not finished yet and the trail will be completed when that work is done.

Josh Boulton said that the landscape buffer will run across Freedom Drive between the two developments

Rose Perrazzo asked if the walking trail in Wyndale will be private and why the walking trail in Home Towne Square is not

Josh Boulton said that the Wyndale walking trail will be private and with the Home Towne Square plan it was agreed to make the trail open to the public

Peter Knockstead asked how he obtains a copy of the plan to review the landscape buffer

Bob Lynn said an Open Records Request can be completed for a copy of the plan.

Josh Boulton said a rendering of the border will be designed and shared with the stakeholders for their review

Bob Lynn also stated that all of this will be present to the Board of Supervisors for their review prior to approval of the plan

Peter Knockstead said he was sold his property based on the points that this was going to be a 55+ development and he feels the plan should be held to a higher standard

Terry Wright said he feels that the developer should listen to the homeowners that back up to Wyndale

Jon Price said that all of items are good points and he encouraged homeowners to attend the next Board of Supervisors meeting

Bob Lynn said that Legal Counsel and Landmark are working together

Bob Lynn also noted that a Landscape Buffer is not required between the developments by Township requirements

Peter Knockstead asked when he will be able to express his opinions and concerns to the Board of Supervisors

It was noted that the next Board of Supervisors meeting is September 13, 2021

Jon Price noted that the Planning Commission does not make final decisions on the plan, they make recommendations to the Board of Supervisors regarding the plan.

Adrian Kapp made a motion, seconded by Jay Zimmerman to approve the following modification to the plan. * The motion was unanimously approved.

Section 615.A.5 (Table 6 and Figure 1) - Street Cartway Widths and Curb Alignments (i.e. bump outs)

The applicant is requesting a modification of the street cartway widths and curb alignment requirements. The applicant notes that the street is intended to be private but mimic the public street standards. The applicant is proposing the cartway width to be 36 feet wide and notes that the curb lines does not include a bump-out design. The applicant feels that this design is more conducive to residential lots utilizing front-load garages. The applicant notes that this design will also offer a consistent beauty strip along the private streets.

New Business

None

Old Business

None

Adjournment

Adrian Kapp made a motion, seconded by Rick Gehman, to adjourn the meeting at 7:51 p.m. *The motion was approved unanimously.

Jon Price, Chairman

Adrian Kapp, Vice Chairman

Josh Reist, Secretary

ABSENT
Rick Gehman, Member

Jay Zimmerman, Member