

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 24, 2015

Members present were: Bruce Leisey, Jon Price, Adrian Kapp and Clair Beyer. Annie Reinhart was absent.

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:00 p.m.

Reading of the Minutes

Clair Beyer made a motion, seconded by Jon Price, to dispense with the reading of the minutes of the July 27, 2015 meeting. *The motion was approved unanimously.

Approval of the Minutes

Bruce Leisey made a motion, seconded by Clair Beyer, to approve the minutes of the July 27, 2015 meeting. *The motion was approved unanimously with Jon Price abstaining from the vote.

Correspondence

None

Plan Review

1. Clay School Road Apartments - Land Development Plan 15-02

Ted Cromleigh, Diehm and Sons, reviewed the plan with the Planning Commission members.

The property is situated along the south side of Clay School Road (T-855) east of Snyder Lane. Blue Lake Builders has acquired the property previously used for a single family detached dwelling. It is proposed to raze the existing single family home and barn and construct two apartment buildings (total 14 units), a parking lot and access drive. The proposed units will be situated on a common property with a single owner who will be responsible for maintenance of the property, including stormwater facilities.

After review of the requested waivers and modifications, there was discussion on the waiver request of Section 602.N.1 - Clear Site Triangles. The Planning Commission felt the justification for relief was not sufficient and if relief was given it would increase the potential of issues related to parking.

The Developer reviewed a revision to the plan which would add an adjacent lot to the current plan and allow for the addition of four (4) additional parking spaces for the apartment buildings.

The Planning Commission was generally in favor of this proposed revision.

The Developer requested the Planning Commission table the plan so the changes can be made.

Jon Price made a motion, seconded by Adrian Kapp to table the Clay School Road Apartment plan until the next meeting. * The motion was approved unanimously.

At this time Clair Beyer excused himself from the meeting, due to a conflict with the following agenda item. Clair Beyer is the owner of the property plan being reviewed.

2. Clair Beyer - Land Development Plan 15-05

Ted Cromleigh, Diehm and Sons, and Clair Beyer reviewed the plan with the Planning Commission members.

The property is situated on the north side of Lincoln Road and bisected by Middle Creek Road. The 80 acre dairy farm is primarily cultivated fields with the farmstead and barns at the northeast corner of Middle Creek Road and Lincoln Road. Middle Creek runs on the western edge of the farm. The project consists of the construction of a free stall barn, equipment shed and associated driveways. This report addresses storm water management for the improvements by draining the proposed building roof areas to a cistern.

Jon Price made a motion, seconded by Bruce Leisey to approve the following waivers, modifications and deferral on the plan. * The motion was approved unanimously.

Section 303 - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to provide a preliminary plan application for the proposed land development project. The applicant is requesting to provide a final land development plan only. The justification provided is that the overall nature of the proposed improvements is simple and the one review by the Township will prove sufficient to ensure compliance with the Township requirements.

Section 402.A.1 - Plan Scale

The applicant is requesting a modification of the requirement that all plan sheets be drafted at a scale of 10, 20, 30, 40 or 50 feet to the inch. The applicant has stated that the development site is approximately 80 acres in size, and has been plotted at a scale of 1" = 150' so as to fit entirely on one sheet. The applicant has stated that the sheet at the higher scale is legible in every detail and that the remaining land development sheets have been drafted to the standard scale of the ordinance.

Section 403.E.4.f - Properly Executed Land Development Agreement

The applicant is requesting a modification of the requirement to complete a properly executed land development agreement in the form and content required by the Township. The applicant states that due to the "minor nature" of the project they are proposing to use the "Memorandum of Understanding" document. The applicant notes that the document will be properly executed and approved by the Township.

Section 602.K.3 - Improvement of Existing Streets

The applicant is requesting a deferral of the requirement for land development projects abutting an existing Township street to be improved, to the required 38-foot width as outlined in the Subdivision and Land Development Ordinance. The applicant notes that the project is located within the Agricultural Zoning District and that the plan proposes agricultural use buildings with no new access points onto Township or State roadways. The applicant states that the additional traffic generated by the proposed buildings will be very minimal.

Stormwater Management

Section 11-301.J.5 & Section 11-504.A - Geological Evaluation

The applicant is requesting a waiver of the requirement to provide a geological evaluation, prepared by a registered professional geologist, whenever a stormwater management facility will be located in an area underlain by carbonate geology. The applicant states that the proposed site is underlain by carbonate geology, but a cistern is being utilized to mitigate stormwater flows. The applicant notes that the cistern will be concrete, thereby eliminating any infiltration through the cistern.

Section 11-307.E.1.a - Cistern to dewater within 72 hours

The applicant is requesting a modification of the requirement that the cistern is to be dewatered within 72 hours (3 days). The proposed cistern has been proposed to supply water to the dairy operation on the farm. The applicant stated that the cistern dewatering time has been calculated to range from 1.8 days in the summer to 3.01 days in the winter. The justification provided is that the proposed dewatering times demonstrate the ability to dewater the cistern in a reasonable time frame in order to provide storage for the next storm event. The applicant notes that the dairy operation will use the cistern as a supplemental water source/stormwater BMP while water exists in the cistern and that wells exist on the property to supply water usage demand when the cistern has been dewatered. The applicant feels that a dewatering time of only 3

days makes the use of a cistern problematic if usage would be proposed on a daily basis and that water reuse is a method of stormwater management listed in the PADEP BMP Manual, and that the NPDES Permit has been obtained for this project utilizing the cistern.

Section 11.306.A - Riparian Corridor Easement Width

The applicant is requesting a modification of the requirement for riparian corridor easement widths to be measured the greater of the limit of the 100 year floodplain or 35 feet from the top of the stream bank (on each side). Due to the expanse of the 100 year floodplain for the U.N.T. to Middle Creek, it is requested that the width of the riparian corridor easement be reduced from the limit of the 100 year floodplain to what is identified as the "Riparian Corridor Easement" shown on the plan. A minimum width of 35 feet from the top of the bank of the U.N.T to Middle Creek will be provided. The remainder of the 100 year floodplain will continue to be used as pasture. The applicant notes that building in the floodplain is prohibited; therefore, no further obstructions will be constructed within the 100 year floodplain. The following note has been included on the land development plan: "Proposed vegetation shall be protected and maintained within the riparian corridor easement. Whenever practical, invasive vegetation shall be actively removed. Proposed vegetation shall be planted within native trees, shrubs and other vegetation to create a diverse native plant community appropriate to the intended ecological context of the site."

Section 11-503.A.4 - Plan Scale

The applicant is requesting a modification of the requirement that all plan sheets be drafted at a scale of 10, 20, 30, 40 or 50 feet to the inch. The applicant has stated that the development site is approximately 80 acres in size, and has been plotted at a scale of 1" = 150' so as to fit entirely on one sheet. The applicant has stated that the sheet at the higher scale is legible in every detail and that the remaining land development sheets have been drafted to the standard scale of the ordinance.

Jon Price made a motion, seconded by Bruce Leisey to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 8/21/15. * The motion was approved unanimously.

Mr. Beyer returned at this time

3. Mike Martin Duck Operation - Land Development Plan 15-06

Austin Steffy, Red Barn Consulting, and Mike Martin reviewed the plan with the Planning Commission members.

The Mike Martin property is located northeast of W Burkholder Drive, south of its intersection with Rock Road. A duck barn, manure storage facility and associated infrastructure are proposed for this project.

The Planning Commission discussed the requested waivers, modifications and deferrals listed on the Hanover Engineering letter dated 8/24/15.

No decisions were made at this time.

New Business

None

Old Business

None

Adjournment

Clair Beyer made a motion, seconded by Adrian Kapp, to adjourn the meeting at 9:25 p.m. *The motion was approved unanimously.

Adrian Kapp, Chairman

Jon Price, Vice Chairman

Clair Beyer, Member

ABSENT
Annie Reinhart, Secretary

Bruce Leisey, Member