

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 25, 2014

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

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:04 p.m.

Reading of the Minutes

Annie Reinhart made a motion, seconded by Jon Price, to dispense with the reading of the minutes of the June 23, 2014 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 June 23, 2014 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Glenn & Carolyn Martin - Final Land Development #14-06

Dave Mease of Diehm & Sons and Glenn Martin, developer, reviewed the plan with the Planning Commission. The developer confirmed the facility will not be an intensive ag facility.

Bruce Leisey made a motion, seconded by Annie Reinhart to approve the waiver/modification/deferral requests for the plan. * The motion was unanimously approved.

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 project consists of the expansion of an existing agricultural use and the proposed building will not be commercial or industrial in nature; therefore, the applicant feels the project will not create a substantial amount of new traffic, no new streets, public water or sewer or other infrastructure improvements. The applicant also notes the Final Plan will address all ordinance requirements for both the preliminary and final plan.

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 shall be improved, regarding the width of the street to meet the standards of new streets in the Ordinance. The applicant is requesting that the developer not be required to widen the street. The justification provided is that the project consists of the expansion of an existing agricultural use and the project will not generate a substantial amount of new traffic. The applicant further notes the project is located on a local street in a rural area which has a consistent cartway width of 18 feet in the area of the project. The applicant indicates the required additional right-of-way will be provided in accordance with the Ordinance.

Section 603.D.6 - Emergency Access

The applicant is requesting a modification of the requirement that requires all land developments involving non residential buildings containing 15,000 square feet or greater to provide at least two (2) separate means of access to existing public streets. The applicant is requesting that the developer be permitted to continue to utilize the existing single access only. The justification provided is that the project consists of the expansion of an existing agricultural use, the proposed buildings are poultry barns and the existing dwelling is fully accessible by a separate existing access drive.

Stormwater Management

Section 11-304.F - Minimum 2 foot separation between water surface elevation and lower floor elevation

The applicant is requesting a modification of the requirement that the minimum floor elevation for all structures that would be affected by a basin to be two (2) foot above the 100-year water surface elevations of the basin. The applicant is proposing a separation of 1.43 feet from Poultry House #3 above basin A2. The justification provided is that the affected structure is a poultry house and the total design depth of Basin A2 is 0.72 feet.

Bruce Leisey made a motion, seconded by Annie Reinhart to recommend approval of the Glenn & Carolyn Martin Final Land Development plan to the Board of Supervisors. * This motion was approved unanimously.

2. John Stoltzfus Lot Add-On Plan

Bruce Leisey made a motion, seconded by Jon Price to accept the lot add-on plan for review. * This motion was approved unanimously.

New Business

1. Fox Family Partners

Chad Fox discussed his concerns regarding the landscape plan that was submitted and approved for the Fox Family Partners Land Development plan. He is concerned the trees to be placed along 322 and North Clay Road will obstruct the view of the building. He is asking to move some of the trees to the rear of the property and change to a different variety of tree and screening plants.

After discussion, the Planning Commission requested he noted his ideas on the plan and submit for review at the September 22, 2014 meeting. No decisions were made at this time.

Old Business

1. Rt 322 Sewer Plan

Bob Lynn, Township Engineer, reviewed the proposed Rt 322 sewer extension with the Planning Commission. Mr. Lynn informed the Planning Commission members that residents on the South side of Rt 322 between Clay School Road and Clearview Road will be required to connect with this project.

Adjournment

Adrian Kapp made a motion, seconded by Clair Beyer, to adjourn the meeting at 8:45 p.m. * The motion was approved unanimously.

Adrian Kapp, Chairman

Jon Price, Vice Chairman

Clair Beyer, Member

Annie Reinhart, Secretary

Bruce Leisey, Member