

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 26, 2019

Members present were: Clair Beyer, Josh Reist, and Rick Gehman. Jon Price and Adrian Kapp were absent

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

Also present were those listed on the attendance sheet.

The meeting was called to order by Rick Gehman at 7:03 PM.

Reading of the Minutes

Clair Beyer made a motion, seconded by Josh Reist, to dispense with the reading of the minutes of the July 22, 2019 meetings. * The motion was approved unanimously.

Approval of the Minutes

Josh Reist made a motion, seconded by Clair Beyer to approve the minutes from the July 22, 2019 meeting with the added note that Clair Beyer was not opposed to the Ken & Mary Ann Burkholder zoning hearing request. * The motion was approved unanimously.

Plan Review

1. Woodcorner Properties - Land Development/Subdivision Plan #19-05

Ted Cromleigh, Diehm & Sons, Mark Martin & Joshua Martin, developer, reviewed the plan and waiver/deferral/modification requests with the Planning Commission members.

The plan is for the 10.24-acre lot to be developed by Superior Trusses (Woodcorner Properties) as a 78,180-sf building for the manufacture of building trusses. It is anticipated that approximately 40 people will be employed at the facility.

There was discussion on number of parking spaces required per the Ordinance, landscaping requirements, emergency vehicle access, easement for 2nd access in the future, snow easement, sidewalks and dumpster access.

No decisions on the plan were made at this time.

** Rick Gehman excused himself from participating in the meeting as a member of the Planning Commission Board, due to his employment with Keystone Coating. The discussion of the sketch plan proceeded without a quorum. **

2. Paul B - Sketch Plan Keystone Coating

Rick Gehman, representative of PaulB, reviewed the sketch plan with the Planning Commission members.

The plan proposes enclosing a concrete pad area used currently for outside storage to create inside storage. The plan also proposes an addition to the back of the building to house a new machine.

There was discussion on stormwater, land development and building coverage percentage.

No decisions on the plan were made at this time.

New Business

- 1. Review upcoming Zoning Hearings for September 5, 2019.

Old Business

None

Adjournment

Clair Beyer made a motion, seconded by Josh Reist, to adjourn the meeting at 7:44 p.m. *The motion was approved unanimously.

ABSENT
Adrian Kapp, Vice Chairman

ABSENT
Jon Price, Chairman

Clair Beyer, Member

Josh Reist, Secretary

Rick Gehman, Member