

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 27, 2018

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

Also present was Bruce Leisey, Township Manager, Bob Lynn of Hanover Engineering, Inc., Township Engineer.

Also present were those listed on the attendance sheet.

The meeting was called to order by Adrian Kapp at 7:04 PM.

Reading of the Minutes

Josh Reist made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the July 23, 2018 meeting. * The motion was approved unanimously.

Approval of the Minutes

The May 21, 2018 and June 25, 2018 minutes were tabled until the next meeting because of no quorum.

Josh Reist made a motion, seconded by Clair Beyer to approve the meeting minutes from the July 23, 2018 meeting as printed in the August 27, 2018 agenda. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Lincoln Storage West - Land Development Plan #17-10

The project site is located at 1737 and 1739 W Main Street. The site is comprised of two lots and one area to be developed. Steve & Julia Nolt own Lot #2 (Lincoln Self Storage) containing 2.79 acres with 2.77 usable acres and Galen & Marian Yoder own Lot #1 (Ace Hardware) containing 4.63 acres with 4.49 usable acres. The lots include road frontage on Route 322 and are located in NC - Neighborhood Commercial Zoning District.

Proposed site improvements include new mini-warehouse facilities contained within a two-story building, 4 one-story buildings, and an addition to an existing building. Other site improvements include a macadam drive area connecting into the existing Self Storage Area site, stormwater facilities, fencing around the perimeter, evergreen screening on the northeastern property line and a proposed office building is shown on the plans to provide better access to the existing gate.

Josh Reist made a motion, seconded by Clair Beyer to approve the following waivers and modifications as outlined in the Hanover Engineering letter date 8/24/18. * The motion was unanimously approved.

Section 303 - Preliminary Plan Processing

The applicant is requesting a waiver of the requirement to process the plan as a preliminary plan. The applicant feels that a preliminary plan is unnecessary and would proceed with the final plan processing.

Section 603.D.6 - Non-Residential Building containing 15,000 sf or greater square feet of gross floor area shall be provided with at least two (2) separate means of access from existing streets

The applicant is requesting a waiver from this requirement. The applicant feels the building type does not generate enough traffic to warrant the need for another access along the existing public street. The applicant anticipates to only generate an additional 3-4 cars daily.

Section 609.F.2 - 50 foot residential screening

The applicant is requesting a modification of this requirement. The justification provided is that there is an existing tree line between the two (2) properties which provide an existing buffer. The applicant further notes that the plan proposes a six foot (6') vinyl fence, which will provide additional screening.

Chapter 10. Par 1. 104.b - Prohibiting fences over 60 inches in any rear or side yard

The applicant is requesting a modification of this requirement. The applicant notes that the six foot (6') perimeter fence was a condition approved by the Clay Township Zoning Hearing Board on September 7, 2017.

Clair Beyer made a motion, seconded by Josh Reist to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 8/24/18. * The motion was approved unanimously.

New Business

- 1. Review upcoming Zoning Hearing

The Township Manager informed the Planning Commission that there are no Zoning Hearing's for September.

Old Business

None

Adjournment

Josh Reist made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:30 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

ABSENT
Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

ABSENT
Rick Gehman, Member