

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 28, 2017

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

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:00 p.m.

Reading of the Minutes

Clair Beyer made a motion, seconded by Adrian Kapp, to dispense with the reading of the minutes of the June 26, 2017 meeting. *The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer to approve the minutes from the June 26, 2017 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Ephrata Community Church - Land Development Plan Overview

Todd Shoaf introduced the plan to the Planning Commission members. The plan consists of 4 tracts totaling 21 acres, which will be joined in common.

The church sanctuary will be expanded from 700 seats to 1,600 seats capacity.

Mr. Shoaf informed the Planning Commission that the plan will be submitted in the next few months.

2. Weiler Walls - Land Development Plan #16-11

Tom Matteson, Diehm and Sons, reviewed the plan with the Planning Commission. The plan is proposing to develop a 21,300 sf building and associated infrastructure on a 5.542 acre lot.

There was discussion on the waivers, specifically waivers related to landscaping.

Clair Beyer made a motion, seconded by Adrian Kapp to recommend approval of the following waivers, deferral and modification to the Board of Supervisors as outlined in the Hanover Engineering letter dated 8/25/17. * The motion was approved unanimously.

Section 303.A - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to process a separate Preliminary and Final Land Development plan. The justification provided is that the plan is simple in nature and is part of a larger, planned industrial development. The applicant believes that the plan meets the requirements for both Preliminary and Final plans.

Section 409 - Environmental Impact Assessment Report required for buildings over 10,000 sf

The applicant is requesting a waiver of the requirement to provide an Environmental Impact Assessment report for buildings over 10,000 sf. The applicant notes that the proposed building, at full build-out, is proposed to be 21,300 sf. The applicant notes that the building will be located in a planned industrial development. The justification provided is that an Environmental Impact Assessment report has been provided with the overall development. The applicant further notes that the existing property is actively cultivated, reducing any possibility of environmental impact. The applicant has included a PNDI receipt that also confirms no environmental impacts are known.

Section 602.V.12 and Section 603.B.1 - Sidewalks

The applicant has requested a deferral of the requirement to install sidewalks along all adjacent streets. The justification provided is that the surrounding area has no sidewalks within 1,000 feet of the site. The applicant notes that the proposed business will not generate any pedestrian traffic. The applicant requests a deferral of the requirement for sidewalk until such time as the Township deems necessary. The applicant notes that Note 19 has been provided on the plan cover sheet to make this requirement clear.

Section 603.A.2.e - Parking shall be set back 30' minimum from a building in the LI zone

The applicant is requesting a modification of the requirement for parking to be setback 30 feet from a building in the LI zone. The justification provided is that there is minimal amount of parking proposed within the 30 feet of the proposed building. The applicant feels that moving the parking out of the 30 foot area would be a waste of

space for this plan. The applicant also notes that it would push the ADA parking further away from the building's entrance.

Section 603.F.1 - Bicycle parking facilities

The applicant is requesting a waiver of the requirement to provide bicycle parking facilities. The justification provided is that the Weiler Walls business is not a retail or other commercial use that draws the public. The site is a "base of operations" for the construction of walls at various locations all over the region. The applicant notes that none of the applicant's employees ride their bikes to work, however, there is ample area around the site for any future employees to park a bicycle.

Section 609.E.4.b, Section 609.E.4.c and Section 609.E.4.d(3) - Interior parking lot landscaping, Trees required interior to the parking lot, and landscape islands required every 10 spaces or at the end of every parking row

The applicant is requesting a modification of the landscaping requirements to provide interior parking lot landscaping, to provide the trees required interior to the parking lot, and to provide landscape islands required every 10 spaces or at the end of every parking row. The applicant proposes that in lieu of parking lot landscaping located on islands within the parking lot, the plan proposes landscaping to be placed between the parking lot and Enterprise Road, and along the parking lot on the east side of the property. The applicant notes that the disbursement of the landscaping in these areas will provide the aesthetic, environmental and buffering functions that trees planted in interior islands would provide, while allowing the owner more efficient snow plowing operations.

All plantings required by this section will be placed elsewhere on the property.

Section 609.F.2.a - Screening

The applicant is requesting a modification of the requirement to provide a high level and low level screen around the perimeter of the property adjacent to the public street. The applicant feels that a completely screened buffer is not advisable from a policing and security standpoint. It could also make it difficult from those who need to find the business to locate it. The applicant proposes that instead of a complete visual screen both high level and low level, the plan proposes a row of shrubs to screen the parking and additional street trees. The applicant feels that the proposed landscape plan will create an attractive environment along Enterprise Road. The proposed modification is consistent with other projects involving parking lot project within the Township, which have been approved without the high level and low level buffers (Paul B Zimmerman Hardware, Two Cousins Pizza, The Udder Choice, etc.)

All plantings required by this section will be placed elsewhere on the property.

Adrian Kapp made a motion, seconded by Clair Beyer to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 8/25/17. * The motion was unanimously approved.

3. First Response Team of America - Land Development Plan 17-01

Kurt Williams and Jim Hughes, Salzman & Hughes, and Tom Matteson, Diehm and Sons reviewed the plan with the Planning Commission.

The plan proposes to develop a 79,997 sf building and associated infrastructure on a 2.744 acre lot to house the First Response Team of America organization equipment and to lease portions of the building to other entities.

There was discussion on the waivers, specifically relating to landscaping and parking.

The representatives of the development indicated relief from Section 603.A.2.c - parking within building setbacks and Section 603.f.1 - bicycle facilities will be withdrawn.

The developer indicated they are planning to add another access drive from the front parking area to Enterprise Drive.

It was also indicated that this review was for discussion only and no decision on the waivers were made at this time.

4. 138 Bloomfield Drive - Landscape Buffer Easement Modification

Sharon and Mike Redcay are requesting permission to replace a dead evergreen tree with skip laurel bushes, dwarf butterfly bushes, black-eye susan and knockout roses. The landscape is in a Landscape Buffer Easement approved with the Land Development Plan for Clearview Gardens development.

After discussing, it was determined the modification would meet the intent of the Ordinance.

New Business

1. Discussion of Off-Street Parking Requirements

The Township Manager, Township Zoning Officer and Township Engineer discussed the options available for off-street parking requirements for residential dwelling, mainly townhouses and apartments.

After discussion, it was decided Township Staff would research rear loading options for townhouses and report back findings at next meeting.

No decisions were made at this time.

Adjournment

Clair Beyer made a motion, seconded by Adrian Kapp, to adjourn the meeting at 9:15 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

ABSENT
Rick Gehman, Member