

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

December 22, 2014

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:07 p.m.

Reading of the Minutes

Bruce Leisey made a motion, seconded by Annie Reinhart, to dispense with the reading of the minutes of the November 24, 2014 meeting. * The motion was approved unanimously.

Approval of the Minutes

Bruce Leisey made a motion, seconded by Annie Reinhart, to approve the minutes of the November 24, 2014 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Glen Hursh & Clair Weaver Lot Add-On Plan #14-11

Ted Cromleigh, Diehm and Sons Engineer for the Developer, reviewed the lot add-on plan with the Planning Commission.

The property was purchased by Glen Hursh and Clair Weaver. Both of whom are adjoining landowners to the site. A series of lot additions are being proposed by the future property owners.

Parcel B - it is proposed to add (Parcel B - 6.88 ac) to lands of Clair and Gale Weaver. Both Parcel A and the Weaver properties are zoned Agricultural Transition. Resultant area of the Weaver property will be 18.67 ac. The Weaver property and Parcel A are a mixed use of woodland, grass pasture, and a small cultivated field.

Parcel A - it is proposed to add all lands on the South side of Clearview Road (Parcel A - 10.24+ ac) to lands of Glen and Carolyn Hursh. All lands on the South side of Clearview Road are zoned Agricultural as in the Hursh property. Resultant area of the Hursh property will be approximately 37.33 ac. The Hursh property is presently vacant and used for agricultural purposes. The majority of the lands comprising Parcel B are wooded. This transfer is zoning compliant.

Remaining lands Bowman Tract - the remaining lands of the Bowman Tract will be 10.83 ac. The remaining land will contain the existing improvements; house, barn, sewage system and water supply.

There are no new lots, or construction being proposed at this time on either the Hursh or Weaver properties. The project is being proposed to add additional lands to each of the receiving properties. Parcels A & B will be joined in common and resultant deeds made for the Weaver and Hursh properties.

Clair Beyer made a motion, seconded by Bruce Leisey to approve the following modifications/waiver. * The motion was unanimously approved.

Section 402.A.1 - Plan Scale

The applicant is requesting a modification of the requirement to the plan scale shall be no smaller than 50 feet to the inch. The applicant states that the properties involved with the plan total 66.84 acres in size. The total tract boundaries per field survey have been shown on two (2) plan sheets at a scale of 1" = 100'. The applicant notes that the plan is a lot add-on plan and involves three (3) properties totaling 66.84 acres. The applicant also notes that the plan with all tract boundaries surveyed has been shown on two (2) plan sheets. The applicant also states that the plan is legible at this scale and there is no new construction or excavation proposed by the plan.

Section 402.B.10 - Location Map

The applicant is requesting a modification of the requirement to provide a location map at a scale of 1" = 800'. The applicant states that in an effort to limit the number of plan sheets, the location map has been provided at a scale of 1" = 2000'. The applicant notes that the location map is legible and that the site is easily identifiable at the drafted plan scale.

Section 403.D17.F - 1st Floor Elevations

The applicant is requesting a waiver of the requirement to provide first floor elevations for all residential units. The applicant states Lots 2 and 3 contain existing dwelling units and that no new construction, grading or excavation is proposed.

Bruce Leisey made a motion, seconded by Annie Reinhart to recommend approval of the Glen Hursh & Clair Weaver Lot Add-On Plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 12/18/14. * The motion was unanimously approved.

New Business

Old Business

None

Adjournment

Bruce Leisey made a motion, seconded by Annie Reinhart, to adjourn the meeting at 7:29 p.m. * The motion was approved unanimously.

Absent
Adrian Kapp, Chairman

Jon Price, Vice Chairman

Clair Beyer, Member

Annie Reinhart, Secretary

Bruce Leisey, Member