

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### December 28, 2015

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

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 Annie Reinhart, to dispense with the reading of the minutes of the November 23, 2015 meeting. \*The motion was approved unanimously.

#### Approval of the Minutes

Clair Beyer made a motion, seconded by Bruce Leisey to approve the minutes from the November 23, 2015 meeting. \* The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

##### 1. Gil Lad Farms - Sewage Planning Module

Bob Lynn reviewed the module with the Planning Commission Members.

The Gil Lad Farm tract is located on the north side of Mount Airy Road at 225 Mount Airy Road in Clay Township. The project consists of development for a second single family dwelling on the approximately 72 acre tract. The existing tract currently has one dwelling, a barn and other improvements located on it. The proposed second dwelling would be within the walls of the existing barn and will utilize an on-lot sewage system. The surrounding properties are agricultural. The proposed development that comprises this module will allow for one (1) new dwelling with an anticipated 400 gallons per day of flow.

Clair Beyer made a motion, seconded by Annie Reinhart to execute the Planning Module and recommend execution by the Board of Supervisors subject to applicant providing documentation that the new dwelling unit within the existing barn meets Zoning Ordinance requirements. \* The motion was unanimously approved.

## 2. DOVE Westgate Church - Sketch Plan 15-10

Steve Gergely, Harbor Engineering, Inc, reviewed the sketch plan with the Planning Commission Members.

Dove Westgate Church is proposing a 20,000 sf building addition and associated parking facilities on their existing property located at 1755 West Main Street. The entire property is located in and surrounded to the east, south and west sides by the Neighborhood Commercial Zoning District of Clay Township. As part of the proposed building expansion, an existing building on the property as well as a portion of the existing building will be demolished. The proposed building expansion includes a sanctuary with seating for approximately 909 people. The parking lot has been designed with approximately 309 spaces to account for 1 space for every three seats as required by the Clay Township Zoning Ordinance. Stormwater is anticipated to be managed with a sub-surface stone seepage pit to the north of the proposed addition. As proposed, the site will continue to utilize the existing access onto S.R. 322. No changes are proposed to the existing driveway or parking along the site frontage.

There was discussion on developer's request of deferral on road improvements, curb and sidewalk installation and acceptance of additional right-of-way.

The Planning Commission would be inclined to a deferral if the applicant can prove and make note of on the plan that the parking lost by installation of road improvements, curb and sidewalk can be located somewhere else on the property.

## New Business

### 1. Flood Plain Ordinance - Revision

Jennifer Mejia and Bob Lynn reviewed the proposed Flood Plain Ordinance with the Planning Commission. The proposed ordinance mirrored the model ordinance received from FEMA.

Jon Price made a motion, seconded by Clair Beyer to forward proposed Ordinance to Board of Supervisors with recommendation to adopt. \* The motion was unanimously approved.

Old Business

None

Adjournment

Bruce Leisey made a motion, seconded by Clair Beyer, to adjourn the meeting at 9:00 p.m. \*The motion was approved unanimously.

ABSENT  
Adrian Kapp, Chairman

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Jon Price, Vice Chairman

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Clair Beyer, Member

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Annie Reinhart, Secretary

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Bruce Leisey, Member