

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### January 22, 2018

Members present were: Jon Price, Clair Beyer and Adrian Kapp. Josh Reist 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 Bruce Leisey, Township Manager at 7:00 PM. Bruce Leisey was appointed Temporary Chairman and conducted the meeting until election for Chairman.

#### Election of Officers

Adrian Kapp made a motion, seconded by Clair Beyer to appoint Jon Price as Chairman for 2018. \* The motion was unanimously approved.

Jon Price made a motion, seconded by Clair Beyer to appoint Adrian Kapp as Vice-Chairman for 2018. \* The motion was unanimously approved.

Clair Beyer made a motion, seconded by Adrian Kapp to appoint Josh Reist as Secretary for 2018. \* The motion was unanimously approved.

#### Reading of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the October 23, 2017 and December 18, 2017 meeting. \* The motion was approved unanimously.

#### Approval of the Minutes

The approval of the October 23, 2017 and December 18, 2017 meeting minutes was tabled as there was no quorum to approve.

#### Correspondence

None

### Plan Review

#### 1. Glenn Wissler - Subdivision Land Development Plan - 4/23/18

Michael Hartman, DH Enterprises, representative of the Developer reviewed the plan with the Planning Commission Board. The project is the subdivision and development of a 2-acre parcel from an approximately 110-acre tract located along the southern side of Clearview Road. The proposed improvements include constructing a single-family house and associated stormwater management facility.

Adrian Kapp made a motion, seconded by Clair Beyer to recommend approval of the following modification of the Clay Township SALDO. \* The motion was unanimously approved.

Section 402.A(1) - The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet or 50 feet to the inch. The applicant is requesting a modification of this section for the Plan Cover Sheet.

Mr. Hartman indicated the parent tract does indeed have subdivision rights for this lot (Section 302.B(1)f). A note referencing this will be added to the cover page of the plan.

Adrian Kapp made a motion, seconded by Clair Beyer to approve execution of the Sewage Planning Module for this project. \* The motion was approved unanimously.

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 1/17/18. \* The motion was approved unanimously.

#### 2. Tim's Auto Body - Land Development Plan 3/24/18

Ted Cromleigh, Diehm & Sons, representative of the Developer reviewed the plan with the Planning Commission Board. The property is Lot 7 in the Countryside Enterprise development. The tract is vacant with the exception of the existing stormwater basin and swale constructed from the Tents for Rent land development plan. Tim's Auto Body shop is proposing to construct a building and parking area. The plan also proposes widening of Wood Corner Road along the lot's frontage.

There was discussion on the following waiver/modification requests, Section 609.E.4.b, 609.E.4.c and 609.F.2.a.1. There was concern on the part of the Planning Commission members Jon Price and Adrian Kapp that due to zero minimum size requirement on lot

size in the LI Zoning District, lots are being created that appear to be unable to meet the Township's SALDO requirements especially landscaping requirements.

Clair Beyer made a motion, seconded by Adrian Kapp to approve the following waivers, modifications and deferrals as outlined in the Hanover Engineering letter dated 1/18/18. \* The motion was unanimously approved.

#### Section 303.A - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to process a Preliminary Plan. The applicant feels that the plan has been prepared as to meet all criteria of both Preliminary and Final Plan. The applicant states that the plan is simple in nature and is part of a larger, planned industrial development.

#### Section 402.A.6 - Profiles shall be drawn at 1" =50' horizontal and 1" =10' vertical

The applicant is requesting a modification of the requirement to provide profiles at the required scale of 1" = 50' horizontal and 1" = 10' vertical. The applicant states that the plan has been prepared at a scale of 1" = 40' and feels that the profile scale of the proposed access drive should relate to the plan scale.

#### Section 409 - Environmental Impact Assessment Report required for buildings over 10,000 sq ft

The applicant is requesting a modification of the requirement to provide an Environmental Impact Assessment Report. The justification provided is that the proposed building will have 10,584 sf of gross floor area. The applicant notes that the building is located in a planned industrial development and that an EIA report has been provided with the overall development.

#### Section 602.V.12 and Section 603.B - Sidewalks required along property frontage and within the development

The applicant is requesting a deferral of the requirement to install sidewalks until a time that the Township deems necessary. The applicant states that there is no sidewalk within 1,000 feet of the site and the proposed business will not generate any pedestrian traffic. The applicant has provided Note 19 on Sheet 1 to make this requirement clear.

#### Section 603.A.2.b - No parking shall be permitted in front of the building

The applicant is requesting a modification of the requirement of no parking being permitted in front of the building along Enterprise Road. The applicant states that the lot is small due to the limited space between the Tents for Rent site and Enterprise Road to the north and the boundary line along Farm master to the south. The applicant has also added that the area available for development is reduced further due to the large basin and swale along the southern portion of the property. The applicant feels that for this site to be viable for the proposed use, some of the parking needs to be placed in front of the building within the front yard setbacks and closer than 30 feet from the building. The applicant notes that the parking lot has been provided with screening and other landscaping that will allow for the frontage of the property to still be attractive.

Section 603.A.2.c - No parking shall be permitted within any building setback

The applicant is requesting a modification of the requirement of no parking being permitted within any building setback. The applicant states that the lot is small due to the limited space between the Tents for Rent site and Enterprise Road to the north and the boundary line along Farm Master to the south. The applicant has also added that the area available for development is reduced further due to the large basin and swale along the southern portion of the property. The applicant feels that for this site to be viable for the proposed use, some of the parking needs to be placed in front of the building within the front yard setback and closer to 30 feet from the building. The applicant notes that the parking lot has been provided with screening and other landscaping that will allow for the frontage of the property to still be attractive.

Section 603.A.2.e - All parking areas shall be located a minimum of 30 feet from any building

The applicant is requesting a modification of the requirement of all parking be located a minimum of 30 feet from any building. The applicant states that the lot is small due to the limited space between the Tents for Rent site and Enterprise Road to the north and the boundary line along Farm Master to the south. The applicant has also added that the area available for development is reduced further due to the large basin and swale along the southern portion of the property. The applicant feels that for this site to be viable for the proposed use, some of the parking needs to be placed in front of the building within the front yard setback and closer to 30 feet from the building. The applicant notes that the parking lot has been provided with screen and other landscaping that will allow for the frontage of the property to still be attractive.

Section 603.B - Sidewalks required along all adjacent streets

The applicant is requesting a deferral of the requirement to install sidewalks until a time that the Township deems necessary. The applicant states that there is no sidewalk within 1,000 feet of the site and the proposed business will not generate any pedestrian traffic.

Section 609.E.4.b - Parking compounds shall include a minimum total landscape area equal to ten (10) percent of the parking area occupied by parking spaces

The applicant is requesting a modification of the requirement to provide a minimum total landscape area equal to ten (10) percent of the parking area occupied by parking spaces. The applicant states that the parking configuration needed for this site use is unusual. The applicant indicates that the parking spaces are spread throughout the site in short rows and this is to provide convenient parking spaces to park vehicles before they are taken into the building to be worked on and to also park vehicles after the work has been completed until the customer picks the vehicle up. The applicant feels that the placement of interior parking lot landscaping islands is impractical and would create obstacles which would not allow for easy vehicle movement and snow plowing. The applicant notes that landscaping has been provided around the perimeter of the parking areas.

Section 609.E.4.c - The interior of each parking lot shall have at least one (1) two (2) inch caliper deciduous shade tree for every five (5) parking spaces

The applicant is requesting a modification of the requirement that the interior of each parking lot shall have at least one (1) two (2) inch caliper deciduous shade trees for every five (5) parking spaces. The applicant indicates that in-lieu of parking lot landscaping located in islands within the parking lot, the plan proposes landscaping to be placed around the perimeter of the site. The applicant has included a tabulation of the required trees within the Landscaping Plan and has provided the same number of trees that would be required by this section to be installed in the parking have been provided elsewhere on the site, e.g. around the perimeter of the parking lot and along Wood Corner Road. The applicant feels that the disbursement of the landscaping in these areas will provide the aesthetics, environmental and buffering functions that trees planted within the interior islands would provide while allowing the owner a more efficient snow plowing operation without the required islands.

#### Section 609.F.2.a.1 - Landscape screening

The applicant is requesting a modification to the landscape screening requirements. The applicant indicates that this section requires a high and low-level landscape screen around the perimeter of the property adjacent to the public street. The applicant states that the required screening is provided as required, however, along Wood Corner Road, the developer believes it would be best for some visibility to be retained for convenience and policing/security reasons. The applicant has noted that screening would require 17 evergreen trees. The applicant indicates that the plan proposes all of those trees along the southern property line and that all the trees required by this section will be provided, just in a different location. The applicant is also proposing some trees required by Section 609.E.4.c along the Wood Corner Road frontage to further enhance the aesthetics of the site from the road.

Adrian Kapp made a motion, seconded by Clair Beyer to recommend approval of the plant to the Board of Supervisors contingent on compliance with the Hanover Engineering letter date 1/18/18. \* The motion was unanimously approved.

#### 3. Lincoln West Self Storage - Land Development Plan - 3/18/18

This item was tabled.

#### 4. Samuel Wenger - Centerline Separation Plan 4/23/18

Samuel Wenger is the owner of a 96.73-acre farm located at 85 Wissler Road, Lititz PA. The farm is located on the east and west sides of Wissler Road. The farm is improved with two (2) single family dwellings served with individual on-lot water supply and sewage disposal systems and agricultural use barns and sheds on the west side of the road. The farm is located in the Agricultural and Light Industrial Zoning Districts. The majority of the farm is used for the cultivation of agricultural crops.

Samuel Wenger is proposing a centerline separation of the lands of the farm located on the east and west sides of Wissler Road. The area of Lot 2 (east side of Wissler Road)

will be 5.22 acres and contains all lands of the farm separated by Wissler Road on the east side of the road. All lands of the farm are located on the east side of the road are zoned light industrial.

Samuel Wenger resides in the dwelling located on the proposed lot 2. The subdivision is being conducted for estate planning purposes and will not result in any new construction, excavation, or increased sewage flows on either lot.

Adrian Kapp made a motion, seconded by Clair Beyer to approve the following modification and deferral. \* The motion was unanimously approved.

Section 405.A(1) - Drafting Standards - All plans shall be drafted at a scale of not less than one hundred (100) feet to the inch

The applicant is requesting a modification of the requirement to draft centerline separation plans at a scale of not less than one hundred (100) feet to the inch. The justification provided is that Plan Sheet 2 of 3 is shown at a scale of 1" = 200' and the Plan Sheet is legible at this scale.

Section 405.C.2(f) - Wetlands Report

The applicant is requesting a deferral of the requirement to provide a wetlands report until such time that any development on the site is proposed. The justification provided is that the Wenger Subdivision is a centerline separation of two developed parcels of land; no new construction or excavation is proposed; and the National Wetlands Inventory Mapping does not identify any wetlands on the site.

Clair Beyer made a motion, seconded by Adrian Kapp to approve and execute the Samuel Wenger Planning Waiver and Non Building Decision. \* The motion was unanimously approved.

Clair Beyer made a motion, seconded by Adrian Kapp to recommend approval of the plan to the Board of Supervisors, contingent on compliance with the Hanover Engineering letter dated 1/16/18. \* The motion was unanimously approved.

New Business

None

Old Business

1. Discussion on Landscaping SALDO requirements

Adjournment

Adrian Kapp made a motion, seconded by Clair Beyer, to adjourn the meeting at 8:35 p.m. \*The motion was approved unanimously.

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Adrian Kapp, Vice Chairman

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Jon Price, Chairman

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Clair Beyer, Secretary

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ABSENT  
Josh Reist, Member

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ABSENT  
Rick Gehman, Member