

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

January 25, 2021

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

Also present was Bruce Leisey, Township Manager.

Also present were those listed on the attendance sheet.

The meeting was called to order by Bruce Leisey, Township Manager at 7:09 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 Josh Reist to re-appoint Jon Price as Chairman for 2021. * The motion was unanimously approved.

Josh Reist made a motion, seconded by Jon Price to re-appoint Adrian Kapp as Vice-Chairman for 2021. * The motion was unanimously approved.

Adrian Kapp made a motion, seconded by Jon Price to re-appoint Josh Reist as Secretary for 2021. * The motion was unanimously approved.

Approval of the Minutes

Approval of the November 23, 2020 meeting minutes was tabled because of no quorum to approve.

Correspondence

1. LCPC - places2040

Bruce Leisey informed the Planning Commission members of a LCPC meeting on March 9, 2021 at 7:30 AM to review the places2040 program.

Plan Review

1. Stoney Ledge Auto Sales - Request for Waiver of Land Development

Kevin Varner, Diehm & Sons, reviewed the request with the Planning Commission Board. The property is comprised of 3.19 acres. The address of the site is 2034 West Main Street, Ephrata PA 17522. The property is located in the Clay Township Agricultural Zoning District. The project site presently contains an existing automobile sales/body shop repair business located within a 5,941 sq. ft building. The property is served with public sewer and water supply. The site employees between 5 to 7 people including the owner. The employee count has not exceeded 7 in the past 25 years. Currently there are 5 employees at this time. A Land Development Plan was processed and approved by Clay Township on 2/14/1994 for the project, the plan allowed the construction of the improvements that are presently on the site. The Zoning of the site at the time of the submission of the Land Development Plan was Light Industrial. On 1/7/2010 approval was granted by the Clay Township Zoning Hearing Board to allow the expansion of a non-conforming structure for the addition of an office to the existing building. The Board of Supervisors also granted a waiver of the submission of a Land Development Plan in early 2010.

It is proposed to construct a 1,240 sq. ft addition to the rear of the building. The proposed addition will be used as a recon - clean up bay and a staging area for internet sales of vehicle stock. The proposed addition will not result in any new or increased traffic flows from the building or the hiring of additional employees. The building addition is needed for changing sales practices in the automobile industry. Work conducted within the building will only be for the on-site business. Work conducted in the new building addition is currently done on-site inside or outside the existing building.

The proposed building addition will be constructed over top of existing gravel area. There will be no increase to storm water run-off flows resultant from the construction of the building addition.

Customer traffic flow thru the site has been reduced since the site was originally developed due to shifting patterns in the automobile sales industry to primarily internet sales.

A Zoning Hearing was held on 1/7/21 for the project. Approval was granted for a Variance of Section 403 (b) to allow the expansion of the non-conforming use. The current use of the facility is non-conforming due to a change in the zoning classification of the site by Clay Township after the original structure was built.

Adrian Kapp made a motion, seconded by Josh Reist to recommend approval of the request for a waiver of the Clay Township Subdivision and Land Development Ordinance to the Board of Supervisors. * The motion was unanimously approved.

2. Wyndale (formerly HomeTowne Square Phase 3 & 5) Land Development

Cliff Weaver, Developer, and Jim Henke, Engineer of Developer, Dave Schroeder, Developer, reviewed the plan with the Planning Commission Board.

The proposed plan would connect the streets in Wyndale to the Sunnycraft development. Mr. Henke informed the Planning Commission Board and the audience that a modified traffic assessment was completed that determined that Kimberly Lane does not appear to provide a significant advantage to motorists to cut thru in terms of distance, speed or avoidance of traffic controls.

The topic of discussion was the Planning Commission Boards opinion on connecting the streets of Wyndale to the Sunnycraft Development at Kimberly Lane.

Bruce Leisey informed the Planning Commission Board he received emailed comments from residents living in the vicinity of Kimberly Lane. These comments were shared at the meeting and included with the minutes.

Mr. & Mrs. Connors, 237 Kimberly Lane voiced their concerns with people walking or riding bike on the street with more traffic flow. The also said they are opposed to sidewalks.

Adrian Kapp asked why it needs to be public vs private with connection.

Jim Henke said that the ordinance requires 2 public connections for the development.

Adrian Kapp said he is in favor of waving a Preliminary Plan and move forward to a Final Plan. Adrian said he is ok with private/public and feels there is a possibility of some cut thru traffic.

Mr. Conner said there is a potential increase in number of cars from 1-2/hours to 10/hours.

Jon Price said he is in favor of public streets. He asked if there could be a second entrance off of Hackman Road and then an emergency only access to Kimberly Lane. He feels lack of sidewalks on Kimberly lane does affect the safety of residents walking.

Josh Reist said he is in favor of having an emergency only access to Kimberly Lane. He understands the residents concerns regarding connecting the two developments.

It was decided that Bruce Leisey will inform the Board of Supervisors of the Planning Commissions thoughts and the Developer will attend the 2/8/21 Board of Supervisors meeting for further direction.

The audience was invited to attend the Board of Supervisors meeting on 2/8/21.

New Business

None

Old Business

None

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 8:45 p.m. *The motion was approved unanimously.

Jon Price, Chairman

Adrian Kapp, Vice Chairman

Josh Reist, Secretary

Absent
Rick Gehman, Member