

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 22, 2019

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

Also present was Bruce Leisey, Township Manager and Bob Lynn, Hanover Engineering.

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:01 PM

Reading of the Minutes

Adrian Kapp made a motion, seconded by Josh Reist, to dispense with the reading of the minutes of the January 28, 2019 and June 24, 2019 meetings. * The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Rick Gehman to approve the minutes from the January 28, 2019 meeting. * The motion was approved unanimously with Josh Reist abstaining from the vote.

Adrian Kapp made a motion, seconded by Josh Reist to approve the minutes from the June 24, 2019 meeting. * The motion was approved unanimously with Jon Price and Rick Gehman abstaining from the vote.

Plan Review

1. HomeTowne Square PH 4B - Land Development/Subdivision Plan #19-04

Jim Henke, Pioneer Management and Dave Schroder reviewed the plan with the Planning Commission members.

HomeTowne Square Phase 4B will consist of 10 single family dwellings located along the north side of HomeTowne Boulevard and stormwater basin #7 located along the west side of Hackman Road. Phase 4B will complete the construction of the main entrance to the development.

Adrian Kapp made a motion, seconded by Josh Reist to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 7/18/19. * The motion was unanimously approved.

New Business

1. Review upcoming Zoning Hearing

Ken & Mary Ann Burkholder

The applicant is requesting variances to subdivide a 7-acre tract off a 71.1-acre tract owned by Furnace Hills Retreat located in the FR zoning district.

After discussion, the Planning Commission authorized Bruce Leisey, Township Manager to draft a letter to the Zoning Hearing Board to express their concerns with the request from the Burkholder's.

The Planning Commission's concerns include that creation of smaller lots that cannot support permitted uses in the FR zoning district will promote uses contrary to the intention of the FR zoning which is to preserve mountains and wetlands in their natural state, while providing for certain recreational uses commonly found in forested and natural areas.

The Planning Commission is also concerned with the precedent approval of this request could be towards future requests.

The Planning Commission felt larger tracts of land in the FR zoning district provide the best ability to utilize the land for its intended use and would encourage the combining of smaller tracts into larger tracts when possible.

GIL-LAD Farms

The applicant is seeking a special exception to allow a ground mounted solar energy system in the AT zoning district.

After discussion, the Planning Commission had no major concerns and has a neutral opinion on the request.

2. Preliminary Discussion on "Short Term Rental Regulations"

After discussion, it was decided Township Staff and the Lancaster County Planning Commission will provide additional information to the Planning Commission to review at future meetings.

Old Business

None

Adjournment

Josh Reist made a motion, seconded by Clair Beyer, to adjourn the meeting at 8:27 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

Rick Gehman, Member