

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 26, 2021

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

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, Chairman at 7:00 PM.

Approval of the Minutes

Josh Reist made a motion, seconded by Jay Zimmerman to approve the June 28, 2021 meeting minutes. * The motion was unanimously.

Correspondence

1. Update on LCPC Regional Comp Plan Process

Bruce Leisey updated on the Planning Commission members on the status of the Regional Comp Plan.

Plan Review

1. Wyndale - Subdivision Land Development Plan #20-09 7/20/21- Review Rec Fee Contribution Offer

James Strong, McNees, Josh Boulton, Pioneer Management, and Patrick Dennis representatives of Wyndale reviewed their Rec Fee proposal with the Planning Commission members. Their proposal is a gross fee of \$2,550 per lot (same as Home Towne Square development) with a credit of \$550 per lot for credit towards the public trails in Home Towne Square development.

There was discussion on what actual "fair market" value of one acre of R-2 land would be in relation to 2007 when the property was purchased.

The Planning Commission members indicated that they were not in favor of providing a credit toward the Rec Fee for construction of privately owned facilities.

Josh Reist made a motion, seconded by Jay Zimmerman to recommend a Rec Fee of \$2,300 per lot which is \$2,550 current gross fee less \$250.00 per lot to complete the credit of the last 97 homes for the public walking trail. * The motion was unanimously approved.

New Business

None

Old Business

1. Review Proposed Amendment to the Fence and Wall Ordinance

Township Staff reviewed the proposed zoning amendment with the Planning Commission members.

Josh Reist made a motion, seconded by Jay Zimmerman that the Planning Commission recommends the Zoning Ordinance amendment includes the following guidelines. * The motion was unanimously approved.

- a fence up to 6' high and solid approved by right
- require a wire fence to be galvanized or otherwise treated to prevent rust and the metal used in the fabric shall be at least eleven gauge or heavier
- all fences must be maintained in a sturdy and good condition
- any fence that cannot support the pushing weight of a 150lb person without bending, breaking, leaning or moving shall be deemed to be not sturdy
- maximum width of vinyl fence panels shall not exceed 6'
- recommended that prior to the Board of Supervisors approving a fence to be located on the property line, access should be provided to the other properties through a gate or similar

Adjournment

Jay Zimmerman made a motion, seconded by Josh Reist, to adjourn the meeting at 9:24 p.m. *The motion was approved unanimously.

Jon Price, Chairman

_____ABSENT_____
Adrian Kapp, Vice Chairman

Josh Reist, Secretary

_____ABSENT_____
Rick Gehman, Member

Jay Zimmerman, Member