

CLAY TOWNSHIP PLANNING COMMISSION
Joint Meeting with Board of Supervisors
MEETING MINUTES
July 27, 2015

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

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:00 p.m.

Reading of the Minutes

Bruce Leisey made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the March 23, 2015 meeting. *The motion was approved unanimously.

Approval of the Minutes

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

Correspondence

None

Plan Review

1. Jay and Sarah Zimmerman - Land Development Plan

Joan Kimsey, Team Ag, reviewed the land development plan with the Planning Commission members. The proposed project involves the construction of two poultry barns and related stormwater facilities on 49.5 acres.

Clair Beyer voiced concern with the proposed compost shed being located near the swale.

After discussion, it was decided that the compost shed will be relocated to the west side of the proposed poultry barn #2 to ensure compost will not runoff into proposed bypass swale.

There was discussion on Riparian Corridor Easement requirements and tractor trailer access to the site.

The Township Engineer requests turning templates be noted on the plan.

Annie Reinhart made a motion, seconded by Clair Beyer to approve the following modifications to the Zimmerman Land Development Plan. ** The motion was unanimously approved.

Stormwater Management Ordinance

Section 11-307.A.2 - Restrictive fencing around basins with steeper than 5:1 side slopes

The applicant is requesting a modification of the requirement to provide restrictive fencing around basins that have side slopes steeper than 5:1. The applicant is proposing an interior side slope of 3:1. The applicant further indicates that the storage facility is located on private property and should not be accessible to the public.

Section 11-307.B.1.b(2) - Maximum interior side slopes for above ground storage facility with a depth of two (2) to eight (8) feet is 5:1

The applicant is requesting a modification of the requirement to provide a maximum interior side slope of 5:1 for above ground storage facilities with a depth ranging between two (2) and eight (8) feet. The applicant indicates the proposed basin will have an interior side slope of 3:1. The maximum water depth for the 100-year storm is 0.83 feet and the total basin designed depth is three (3) feet with the depth to the emergency spillway being two (2) feet. Lastly, the applicant indicates the storage facility is located on private property and should not be accessible to the public.

Section 11-306 - Riparian Corridor Buffer Top at Stream Bank

The applicant is requesting a modification to provide a 35 foot easement from top of stream bank (on each side) instead of the greater amount of the 100 year floodplain. The applicant indicates the 100 year flood plain would encompass in some instances 200 feet on each side and is currently utilized as pasture.

Bruce Leisey made a motion, seconded by Annie Reinhart to recommend approval of the Zimmerman Land Development plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 7/27/15. ** The motion was unanimously approved.

2. Robert and Ruth Fox - Deferral of Land Development

Ted Cromleigh, Diehm and Sons, Chad Fox and Robert Fox reviewed the deferral request with the Planning Commission Members and the Clay Township Board of Supervisors.

The owner proposes to construct a multi-purpose seasonal produce sale/shared parking facility with the adjoining Fox Meadows Creamery. The sales/parking lot will contain an 800 sf seasonal produce sales facility and gravel parking facility containing 46 parking spaces.

The seasonal produce sales will allow the relocation of the sale of pumpkins and other fall seasonal items from the farm to an area adjacent to the creamery. This would limit traffic on the farm and increase traffic for the pumpkin sales due to the location next to the business. The Fox's would like to rent parking to the creamery on this site for times when the creamery parking lot is at peak capacity. This is likely to be seasonal in nature - Friday and Saturday evenings throughout the summer.

The parking facility is located entirely in the 100 year floodplain of the Middle Creek. The parking facility will be constructed ensuring that there will be no increase in the height of the 100 year floodplain.

The shared parking with the creamery is granted on a temporary basis because the future long term plan is for the Fox family to acquire additional real estate adjacent to the preserved farm and Fox Meadows Creamery for the purpose of constructing a permanent parking facility and relocating the seasonal produce sales. It is difficult to pinpoint a time-frame for implementation of this plan given the uncertain nature of the owners selling. The Ag Board is requiring all topsoil removed from the field to be stockpiled on site. The top soil will be field applied so that it can be reclaimed in the future.

Mr. Cromleigh reviewed the Hanover Engineering letter dated 7/15/15 with the Planning Commission members and the Board of Supervisors. The Fox's had concerns with comment #2 - requirement of a traffic attendant. They proposed the following alternative's which would provide the same result of eliminating stacking of vehicles on Rt 322 and the creamery entrance.

Alternative #1 - paint thicker white lines to delineate enter/exit of the parking area onto the road

Alternative #2 - install clear directional signage to both parking lots

Alternative #3 - exit temporary parking lot at North end onto N Clay Road with entrance temporary lot at South end and one way traffic

Alternative #4 - utilize a parking attendant at special events

The Planning Commission members and Board of Supervisors was generally in favor of the proposed alternatives but, question what the plan is if the alternatives do not eliminate stacking of vehicles. The Fox's believe the additional 46 spaces are more than enough. They expect to only utilize 20 spaces and stacking will not be an issue.

Gary Landis informed the Planning Commission members and Board of Supervisors that he has visited the site on numerous occasions and has witness up to 28 vehicles utilizing the Foundry Tire Lot and parked along the road. Gary stated that he is confident 30-40 spaces will be used on a regular basis. Gary also said that he has seen up to 56 people in line for ice cream and a 40-45 minute wait in line to order.

Gary Landis reviewed his signage recommendation with the Planning Commission members, Board of Supervisors and Fox’s.

After discussion, it was agreed the Fox’s would submit a directional signage plan (showing location of the directional signals, potential stop bar and stop sign) for the Board of Supervisor’s approval at their August 10, 2015 meeting.

After further discussion, Bruce Leisey 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 7/24/15 and letter dated 7/15/15. ** The motion was unanimously approved.

New Business

None

Old Business

None

Adjournment

Annie Reinhart made a motion, seconded by Clair Beyer, to adjourn the meeting at 9:45 p.m. *The motion was approved unanimously.

Adrian Kapp, Chairman

ABSENT
Jon Price, Vice Chairman

Clair Beyer, Member

Annie Reinhart, Secretary

Bruce Leisey, Member