

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### July 27, 2020

Members present were Jon Price, Rick Gehman and Clair Beyer (via telephone). Adrian Kapp and Josh Reist were absent.

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

The meeting was called to order by Jon Price at 7:07 PM.

#### Approval of the Minutes

The approval of the January 27, 2020 and June 22, 2020 meeting minutes were tabled due to no quorum.

#### Correspondence

None

#### Plan Review

##### 1. Homestead Investments - Land Development Plan 20-06

Kevin Varner reviewed the plan with the Planning Commission members. The plan proposes construction of a 9,150 sq ft addition to an existing industrial building, 40'X50' dumpster area, eleven (11) parking spaces (with 16 more in a future phase), a new connection to public sewer infrastructure, and other associated infrastructure.

Rick Gehman made a motion, seconded by Jon Price to approve the following deferrals as outline in the Hanover Engineering letter dated 7/24/20. \* The motion was unanimously approved.

#### Section 602.k.3 - Improvement of existing streets along Durlach Road

The applicant is requesting a deferral of the requirement to provide roadway improvements along Durlach Road until such time as the Township deems them necessary. The applicant notes that the sidewalk would not connect to an existing network of sidewalk or pedestrian walkways. The applicant feels that to widen and install curbing along only a section of Durlach Road would result in piecemeal improvements. The applicant states that as noted on the plan, the improvements must be installed by property owners at the sole discretion of the Township.

#### Section 603.B - Installation of Sidewalks along Durlach Road

The applicant is requesting a deferral of the requirement to provide sidewalk improvements along Durlach Road until such time as the Township deems them necessary. The applicant notes that the sidewalks would not connect to an existing network of sidewalk or pedestrian walkways. The applicant feels that to widen and install curbing along only a section of Durlach Road would result in piecemeal improvements. The applicant states that as noted on the plan, the improvements must be installed by property owners at the sole discretion of the Township.

#### Section 603.C - Installation of Curb along Durlach Road

The applicant is requesting a deferral of the requirement to provide curbing along Durlach Road until such time as the Township deems it necessary. The applicant feels that to widen and install curbing along only a section of Durlach Road would result in piecemeal improvements. The applicant states that as noted on the plan, the improvements must be installed by property owners at the sole discretion of the Township.

#### Section 603.A.1.g - Lighting for Parking Compounds

The applicant is requesting a deferral of the requirement to provide lighting for parking compounds. The justification provided is that the site currently has more parking spaces than are needed. The applicant notes that the expansion is mainly a warehouse building addition. The applicant further states that there are several parking spaces that will be eliminated with the expansion. The plan proposes to relocate these spaces. The applicant requests that the increase in the number of spaces be deferred. The applicant notes that the plan has allocated an area for future parking should they become necessary. The applicant further states that as noted on the plan, the improvements must be installed by property owners at the sole discretion of the Township.

#### Section 603.A.1.m - Landscaping for parking compounds

The applicant is requesting a deferral of the requirement to provide landscaping for parking compounds. The justification provided is that the site currently has more parking spaces than area needed. The applicant notes that the expansion is mainly a warehouse building addition. The applicant further states that there are several parking spaces that will be eliminated with the expansion. The plan proposes to relocate these spaces. The applicant requests that the increase in the number of spaces be deferred. The applicant notes that the plan has allocated an area for future parking should they become necessary. The applicant further states that as noted on the plan, the improvements must be installed by property owners at the sole discretion of the Township.

Section 603.A.1.p - Parking Compounds Shall be Paved

The applicant is requesting a deferral of the requirement to provide paving for parking compounds. The justification provided is that the site currently has more parking spaces than are needed. The applicant notes that the expansion is mainly a warehouse building addition. The applicant further states that there are several parking spaces that will be eliminate with the expansion. The plan proposes to relocate these spaces. The applicant requests that the increase in the number of spaces be deferred. The applicant notes that the plan has allocated an area for future parking should they become necessary. The applicant further states that as noted on the plan, the improvements must be installed by property owners at the sole discretion of the Township.

Rick Gehman 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 7/24/20 and the justification provided at the meeting. \* The motion was approved unanimously.

New Business

None

Old Business

None

Adjournment

Rick Gehman made a motion, seconded by Clair Beyer, to adjourn the meeting at 8:05 p.m. \*The motion was approved unanimously.

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Absent  
Adrian Kapp, Vice Chairman

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Jon Price, Chairman

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Clair Beyer, Member

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Absent  
Josh Reist, Secretary

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Rick Gehman, Member