

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 22, 2020

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

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

The meeting was called to order by Jon Price at 7:00 PM.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Josh Reist to approve the April 27, 2020 meeting minutes. * The motion was unanimously approved.

The approval of the January 27, 2020 meeting minutes was tabled due to no quorum.

Correspondence

None

Plan Review

1. Stephen Martin Subdivision - Subdivision Land Development Plan

Bert Nye of Red Barn and Stephen Martin reviewed the plan with the Planning Commission. The plan is to subdivide a 1.837-acre lot for residential use from a 12.535-acre lot with a house, barn and two chicken houses.

Adrian Kapp made a motion, seconded by Josh Reist to recommend approval of the following waiver and deferral as outlined in the Red Barn letter dated 6/18/20. * The motion was unanimously approved.

303 - Preliminary Plan Submission

The applicant is requesting a waiver of this requirement since the proposed improvements are limited to a single-family dwelling and single lot subdivision. No streets are proposed. The requirements of the Township can be met with the submission of the Final Plan.

602.K.3.b - Improvement of Existing Streets and Intersections

The applicant is requesting a deferral of this requirement since the proposed operation is limited to the construction of a single-family dwelling. There is no dedication proposed, subdivision of land, or establishment of a lot area with this project other than the additional right-of-way. There are no proposed roadway improvements associated with this project.

Adrian Kapp made a motion, seconded by Josh Reist to defer a decision on 302.A.C - Loading Ratio of 5:1 for total drainage area to the Basin to the Board of Supervisors. * The motion was unanimously approved.

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 1/23/20. * The motion was unanimously approved.

New Business

- 1. Porter Stevens, Lancaster County Planning Commission

Mr. Stevens introduced himself to the Planning Commission members. There was discussion on the County’s Regional Comp Planning process.

Old Business

None

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 8:05 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Absent
Clair Beyer, Member

Josh Reist, Secretary

Absent
Rick Gehman, Member