

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### June 23, 2014

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

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 6:30 p.m.

#### Reading of the Minutes

Bruce Leisey made a motion, seconded by Jon Price, to dispense with the reading of the minutes of the April 28, 2014 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 April 28, 2014 meeting. \* The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

##### 1. Weaver Excavating & Contracting - Waiver of Land Development (14-04)

Chuck Hess of Forino Co., L.P. and Dwayne Weaver, developer, reviewed the plan with the Planning Commission.

Bruce Leisey made a motion, seconded by Jon Price to approve the waiver request of Sections 303 and 304 - Preliminary and Final Plan. \* The motion was unanimously approved.

The applicant is requesting waivers of the requirements to provide Preliminary and Final Land Development Plans. The applicant states that after review and approval by the Township, the Stormwater Management Plan can address all of the necessary and required aspects of constructing the proposed building and site improvements. The scope of this project is relatively small and is related to constructing a second principle building for the storage of both agricultural and commercial equipment. The applicant feels that the proposed building could be considered as a “partial” accessory building since it will also be used to store agricultural implements. The applicant notes that the building will be utilized solely by the owner of the existing 78.2 acre property, and no subdivision of land is proposed or necessary. The applicant also notes that the project just barely exceeds the threshold of 10,000 square feet for Minor Land Development Plan (Section 309) by virtue of the proposed building just above that threshold. The request also indicates that the Zoning approval for the new building and use has already been obtained from the Township Zoning Hearing Board. A Highway Occupancy permit has already been obtained from the Pennsylvania Department of Transportation for the proposed, separate minimum use driveway to the building. The applicant has indicated that upon favorable action of the above requested waivers, he agrees to install the required bathroom facilities per the building permit. The proposed bathroom facility would be served by a second on-lot sewage disposal system near the building. The necessary Planning Module and associated design of the system would be addressed as part of the building permit application. The applicant also notes another on-lot well will be drilled in order to provide a source of potable water for the proposed building.

Bruce Leisey made a motion, seconded by Jon Price to recommend approval of the Weaver Excavating & Contracting waiver of land development plan to the Board of Supervisors. \* This motion was approved unanimously.

## 2. John & Alta Nolt - Lot Add-On Plan (14-05)

Mike Kotay, Diehm and Sons, reviewed the Nolt Plan with the Planning Commission members. Mr. Nolt is purchasing an additional 9,573 sf from the property located at 495 East Mt. Airy Road to be added to his 9.9 acre property.

Bruce Leisey made a motion, seconded by Jon Price to recommend approval of the Nolt Lot Add-On Plan to the Board of Supervisors. \* This motion was approved unanimously.

New Business

1. Public Informational Meeting to Review New FEMA Flood Plain Maps

Bob Lynn of Hanover Engineering Associates reviewed with the Planning Commission and audience members the proposed FEMA Flood Plain Map changes.

Mr. Clay Lappley, Floor Insurance Marketing representative for Franklin Homeowners Assurance Co., and Marty Gerhart, Harding and Yost Insurance, reviewed how the changes in the FEMA Flood Plan Map will affect property owners.

After the discussion there was a question and answer period.

Old Business

None

Adjournment

Clair Beyer made a motion, seconded by Jon Price, to adjourn the meeting at 9:30 p.m.

\* The motion was approved unanimously.

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Adrian Kapp, Chairman

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Jon Price, Vice Chairman

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Clair Beyer, Member

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Annie Reinhart, Secretary

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Bruce Leisey, Member