

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 24, 2019

Members present were: Clair Beyer, Adrian Kapp and Josh Reist. Jon Price 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 Adrian Kapp at 7:04 PM

Reading of the Minutes

Clair Beyer made a motion, seconded by Josh Reist, to dispense with the reading of the minutes of the January 28, 2019 and March 25, 2019 meetings. * The motion was approved unanimously.

Approval of the Minutes

Approval of the January 28, 2019 meeting minutes was tabled until next meeting because of no quorum.

Josh Reist made a motion, seconded by Clair Beyer to approve the minutes from the March 25, 2019 meeting. * The motion was approved unanimously.

Plan Review

1. Carl & Wanda Musser - Subdivision Plan #19-03

Ted Cromleigh, Diehm & Sons, reviewed the plan with the Planning Commission Members.

The site is located in a rural area of the Township. All improvements are existing. Both lots 1 and 2 are improved with existing single-family dwellings. Both lots contain a minimum of two off-street parking spaces. The subdivision proposes creating a 1.32 ac lot around an existing dwelling. There will be no increase in traffic flow resultant from the subdivision. Remaining land of the site is 26.60 acres.

Josh Reist made a motion, seconded by Clair Beyer to approve the following modification and deferrals for the Musser Subdivision plan. * The motion was approved unanimously.

Section 403.A - Drafting Standards

The applicant is requesting a modification to provide plans at a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet. The existing features are shown at 1" = 100'. The applicant states that sheet 2 is legible at this scale.

Section 602.K.3 - Improvement of Existing Streets

The applicant is requesting a deferral of the requirement to improve the existing streets that abut the subdivision. The applicant states that all improvements are existing. Both lots 1 and 2 are improved with existing single-family dwellings. Both lots contain a minimum of two off-street parking spaces. The applicant states the subdivision proposes creating a 1.32-acre lot around an existing dwelling. The applicant states there will be no increase in traffic flow resultant from the subdivision.

Section 610.3(b)(c) - Replacement Sewage Testing Lot 1 (remaining 26.60 ac lot)

The applicant is requesting a deferral for replacement sewage testing on Lot 1. The applicant states that the remaining land of the site is 26.60 acres and contains adequate area to support future OLDS.

Clair Beyer made a motion, seconded by Josh Reist to recommend approval of the Musser Subdivision Plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 6/21/19. * The motion was unanimously approved.

Adrain Kapp made a motion, seconded by Josh Reist to approve and execute Planning for Non-Building Waiver. * The motion was unanimously approved.

New Business

1. Multimodal Transportation Grant - Certification of Compliance with the Comprehensive Land Use Plan

Bob Lynn and Bruce Leisey reviewed the grant proposal with the Planning Commission Members.

After discussion, Clair Beyer made a motion, seconded by Josh Reist to authorize Adrian Kapp to forward correspondence to Hanover Engineering Associates informing them the Township's Planning Commission believes the grant application/project is in compliance with the Clay Township's Comprehensive Plan and would allow traffic to move safely and efficiently through the intersection. * The motion was unanimously approved.

2. Review upcoming Zoning Hearing

Bruce Leisey reviewed Zoning Hearing requests from Blue Bell Mobile Home Park, 1992 West Main Street; John Zook, 485 W Church Road; and Brent Nolt, 1398 Pleasant View Road.

Old Business

None

Adjournment

Clair Beyer 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

ABSENT
Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

ABSENT
Rick Gehman, Member