

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 26, 2017

Members present were: Jon Price, Clair Beyer and Josh Reist. Adrian Kapp and Rick Gehman were absent.

Also present was Bruce Leisey, Township Manager, Robert Lynn of Hanover Engineering, Inc., Township Engineer

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:00 p.m.

Reading of the Minutes

Clair Beyer made a motion, seconded by Josh Reist, to dispense with the reading of the minutes of the May 22, 2017. *The motion was approved unanimously.

Approval of the Minutes

Clair Beyer made a motion, seconded by Josh Reist to approve the minutes from the May 22, 2017 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Rachel Martin - Land Development Plan Submission

Ted Cromleigh, Diehm & Sons, and Keith Martin, Developer reviewed the plan with the Planning Commission members.

The plan for 990 Forest Hill Road proposes the addition of 2 poultry houses totally 63,600 sq ft.

Clair Beyer made a motion, seconded by Josh Reist to approve the following waivers/modifications per the Hanover Engineering letter dated 6/23/17. * The motion was unanimously approved.

Section 303.A - Preliminary Plan Application

The Applicant is requesting a waiver of the requirement to process a separate Preliminary and Final Land Development Plan. The applicant proposes the construction of two (2) poultry houses totaling 63,600 square feet. The justification provided is that the plan is simple in nature. The applicant believes that one (1) review by the Township will be sufficient to ensure compliance with the Township's requirements.

Section 402.A.1 - Plan Scale

The Applicant is requesting a modification of the requirement for plan sheet to be drafted at a scale of 10, 20, 30, 40 or 50 feet to the inch. The ordinance states that remaining lands over 10 acres in size be drafted legibly with no mention of plan scale. The Martin farm is 46 acres in size and has been plotted at a scale of 1" = 100' to fit entirely on one (1) sheet. The sheets with this higher scale are legible. The remaining sheets in the plan have been drafted to the standards.

Section 403.E.4.F - Properly executed Land Development Agreement

The Applicant is requesting a modification of the requirement to provide a properly executed land development agreement. The applicant proposes, due to the minor nature of the project, a Memorandum of Understanding document. The proposed document will be properly executed and approved by the Township.

Section 602.K.3 - Improvement of Existing Streets

The Applicant is requesting a waiver of the requirement for improvements of existing streets. The applicant notes that the Martin farm is located within the Agricultural Transition Zoning District, all surrounding properties are also zoned Agricultural Transition. The plan proposes two (2) new poultry houses. The justification provided is that additional traffic generated by the poultry houses will be very minimal. The additional right-of-way required by the ordinance was provided on a prior plan.

Section 603.D.6 - Land developments involving non-residential buildings containing 15,000 sq ft or more gross floor area shall be provided at least two (2) separate and distinct means of access from existing public streets

The Applicant is requesting a waiver of the requirement to provide two (2) separate and distinct means of access from the existing public streets. The justification provided is that the plan proposes the construction of two (2) poultry houses, on a tract with two (2) existing houses. The new houses will share the existing driveway entrance, and then provide a separate drive for access. There is ample space on the property for trucks to run around. The applicant feels that with the residences in the area, a second access for trucks would further impact those neighbors. It is also noted that the proposed structures are not occupied.

Stormwater Management Ordinance

Section 11-304.F - Minimum Floor elevation shall be 2' above 100-year water surface elevation.

The Applicant is requesting a modification of the requirement for the minimum floor elevation to be two (2) feet above the 100-year water surface elevation. The request is in regards to proposed Infiltration Basins 1 and 2. The applicant notes that the controls have been designed to protect the poultry houses from receiving any water from the basins. The basin bottom has been set a minimum of two feet (2") below the floor elevation of the poultry house. An inlet top is set 10' above the basin bottom as an overflow. The calculated 100-year water surface elevation is below the 10" overflow six inches (6") below the poultry house floor elevation. The floors are for agricultural buildings.

Stormwater Management Ordinance

Section 11-306.B and C - Riparian Corridor

The Applicant is requesting a modification of the requirement to provide a 35' wide Riparian Buffer Corridor Easement along the top of the stream bank of the tributary vs using the more stringent 100-year floodplain easement. The justification provided is that the corridor of the creek is wooded and lined with grass and vegetative trees and shrubs. The applicant notes that there are no animals pastured on the farm and the lands within the proposed 35' corridor easement are not farmed. All wooded lands along the portion of the property are restricted by a delineated wetland easement and will remain undisturbed.

Stormwater Management Ordinance

Section 11-307.A.2 - Basins with side slopes steeper than 5:1 shall be protected by fencing

The Applicant is requesting a modification of the requirement to provide protective fencing for sides slopes steep than 5:1, the proposed infiltration basins utilize a 4:1 side slope. The applicant notes that the proposed site is a poultry house complex within limited accessibility due to bio security. The proposed basins are shallow with the maximum depth of water from the basin bottom to the inlet overflow being 10'. The applicant feels that the provided 4:1 side slopes allows a larger basin bottom footprint and reduces the depth of water being infiltrated.

Stormwater Management Ordinance

Section 11-503.A.4 - Plan Scale

The Applicant is requesting a modification of the requirement for plan sheet to be drafted at a scale of 10, 20, 30, 40 or 50 feet to the inch. The ordinance states that remaining lands over 10 acres in size be drafted legibly with no mention of plan scale. The Martin farm is 46 acres in size and have been plotted at a scale of 1" = 100' to fit entirely on one (1) sheet. The sheets with this higher scale are legible. The remain sheets in the plan have been drafted to the standards.

Clair Beyer 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 6/23/17 and completion of a Stormwater Management Agreement, Riparian Corridor Easement Agreement and secure financial security in the amount of \$106,650.78. * The motion was approved unanimously.

2. Lincoln West Storage - Sketch Plan

Veronica Dube and John Fuehrer of Fuehrer Associates reviewed the Lincoln West Storage sketch plan with the Planning Commission.

The proposed plan is a 2.2 acre lot add on to the Lincoln West Storage site to add approximately 43,400 sq ft of indoor storage rental space.

The Planning Commission reviewed the plan which will go before the Zoning Hearing Board for a Special Exception of use and a Variance on setbacks of the building. The Planning Commission has no objections to the proposed plan at this time.

New Business

1. Discussion of Off-Street Parking Requirements

Bruce Leisey, Township Manager; Tom Zorbaugh, Zoning Officer and Bob Lynn, Township Engineer discussed the current R2 parking regulations with the Planning Commission and their concerns with the lack of sufficient parking relating to Townhouse and Apartment building applications.

The Planning Commission and Township Staff engaged in conversation about alternative parking regulations and how they would effect the cost and aesthetics of the development.

No decisions were made at this time.

Adjournment

Clair Beyer made a motion, seconded by Josh Reist, to adjourn the meeting at 8:15 p.m. *The motion was approved unanimously.

ABSENT
Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

ABSENT
Rick Gehman, Member