

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 27, 2022

Members present were Jon Price, Josh Reist and Jay Zimmerman. Adrian Kapp was 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 Jon Price at 7:04 PM.

Approval of the Minutes

Josh Reist made a motion, seconded by Jay Zimmerman to approve the minutes from the March 28, 2002 meeting. * The motion was approved unanimously.

Josh Reist made a motion, seconded by Jay Zimmerman to approve the minutes from the May 23, 2022 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. 95 W Burkholder Drive Lot Add-On Plan #22-04

Ron Hershey, Hershey Surveying Inc, reviewed the plan with the Planning Commission members. Curtis and Cynthia Weaver are planning to add 0.872 acres to their lot at 95 W Burkholder Drive from adjoining lands to the west of Jay Paul & Jeanette Hursh (185 W Burkholder Drive). Additionally, they would like to add 0.076 acres from other adjoining lands of Jay Paul Hursh & Jeanette Hursh to the east (Wood Corner Road lot). The remaining lands of Jay Paul & Jeanette Hursh at 185 W Burkholder Drive would be +/- 63.7 acres and the Wood Corner Road lot would be +/- 35.33 acres. The Weaver's resultant Lot at 95 W Burkholder Drive would be 2 acres.

After discussion, Jay Zimmerman made a motion, seconded by Josh Reist to recommend approval of the lot add-on plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 6/24/22. * The motion was approved unanimously.

New Business

None

Old Business

1. Discussion on Short Term Rentals and R3 Zoning Amendments

Bruce Leisey and Bob Lynn discussed draft language for proposed Short Term Rental Ordinance. Topics discussed include, definition of short-term rental, classification of rentals, effect on building code and Zoning districts to be permitted in.

There were no decisions made at this time.

Bruce Leisey and Bob Lynn informed the Planning Commission members of the intent to create an R3 Zoning District for high density housing. Currently, apartments are allowed by special exception in R2 Zoning District along with townhouses and duplexes. The intent is to allow apartments, townhouses and mixed use in the proposed R3 Zoning District which would be located in areas with sufficient water, sewer and transportation infrastructure.

Bruce Leisey has contacted the Lancaster County Planning Commission to assist in locating applicable areas for the proposed R3 Zoning District in Clay Township.

Adjournment

Josh Reist made a motion, seconded by Jay Zimmerman, to adjourn the meeting at 8:49 p.m. *The motion was approved unanimously.

Jon Price, Chairman

ABSENT
Adrian Kapp, Vice Chairman

Josh Reist, Secretary

Jay Zimmerman, Member