

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 28, 2021

Members present were Jon Price, Josh Reist and Jay Zimmerman. Adrian Kapp 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 Jon Price, Chairman at 7:03 PM.

Approval of the Minutes

Josh Reist made a motion, seconded by Jay Zimmerman to approve the June 7, 2021 meeting minutes. * The motion was unanimously.

Correspondence

None

Plan Review

1. Wyndale - Subdivision Land Development Plan #20-09 7/20/21

James Strong, McNees and Josh Boulton, Pioneer Management, representatives of Wyndale reviewed the plan with the Planning Commission members and audience.

Wyndale was previously considered and was designed as a part of the overall Home Towne Square community. At this time, the developer has chosen to develop this remaining acreage in a more traditional single-family development versus an age-qualified community. Wyndale will consist of ninety-six (96) residential units and four (4) open space lots. All dwelling units will be served with public water and public sanitary sewer service while the street system within the Wyndale development is anticipated to be dedicated to Clay Township.

Grace Pierce, 330 Declaration Ave - asked about the two connections

Josh said there will be a landscape buffer between the two developments

Barbara Glass, 316 Declaration Ave - asked if the Township planned to take over the streets in Home Towne Square development

Allen Glass, 316 Declaration Ave - was concerned with construction vehicles going through Home Towne Square development

Don Pierce, 330 Declaration Ave - buffer between two developments

Russ Begly, 322 Constitution Dr - asked who will be responsible for the maintenance of the buffer between the two developments

Allen Glass - bus stops are in development and two cluster mailbox pads

Don Pierce - said the buffer easement is on the Wyndale side of the development

Carla Heitmann, 325 Liberty St - said she thought all the phases were 55+ and if Wyndale is not 55+ why is it being described as an extension of Home Towne Square development

Josh Boulton said the development is being designed under the CND conditional uses

Carla Heitmann - said she has concerns with the noise

Barbara Glass - asked what the houses in Wyndale will cost

Cliff Weaver said around \$350,000 to \$400,000

Jay Zimmerman asked when the buffer between the two developments will be installed

Josh Boulton said it will be at a later time

Allen Glass - asked who maintains the sidewalks

Josh Boulton said the lot that fronts the sidewalk is responsible for maintenance

Russ Begly - stated Home Towne Streets are private

Grace Pierce - asked what signage will be placed for the Wyndale development

Jay Zimmerman made a motion, seconded by Josh Reist to approve the following waiver and modifications as outline in the Hanover Engineering letter dated 6/25/21. *
The motion was approved unanimously.

Section 303 - Preliminary Plan

The applicant is requesting a waiver of the requirement to process a preliminary plan. The justification provided is that the final plan application for Wyndale has been

prepared to contain all the relative information that is normally submitted with a preliminary plan. The applicant feels that the reviewing agencies can review the submitted final plan data and determine the plans accuracy without having to process a Preliminary Plan first.

Section 602.12 - Permanent Cul-de-sac Length

The applicant is requesting a modification of the requirement to exceed the maximum cul-de-sac length. The justification provided is that the plan was intended to include an additional public access at Kimberly Lane. At the Township's direction and based on feedback from residents, the design was changed to remove the permanent street connection from Wyndale to Kimberly Lane and to provide a temporary grass paver connection in its place with a street right-of-way intended for dedication to the Township. In addition, the applicant is providing a temporary emergency secondary emergency access to Pristine Lane. The applicant notes that the existing phases of Home Towne Square function with a single access to the development and an emergency access to Sweet William Way.

Section 602.09 - Right-of-Way and Cartway Widths

The applicant is requesting a modification of the right-of-way for Countryside Drive extension. The applicant states that based on discussions with the Township, the entrance to the proposed development could mirror the same right-of-way width as the existing Countryside Drive on the opposite side of Hackman Road. The applicant also notes that the provided widths are in compliance with the general construction standards of Clay Township. We note that Section 602.k - Table 2, requires 60' right-of-way to be 50 feet and minimum street width with parking on both sides to be 40 feet.

Stormwater Mgt Ord Section 303.B.1.e - Emergency spillway elevation shall be at least 6" above the highest principal outlet device

The applicant is requesting a modification of the requirement that the emergency spillway elevation be at least 6' above the highest principal outlet device. The applicant proposes for Basin 4, that the difference in elevation between the top of grate elevation and the emergency spillway elevation be 0.30'. The applicant feels this is a reasonable freeboard amount as this 2004 Ordinance requirement is subjective in nature and it is not a requirement of the current Ordinance.

Stormwater Mgt Ord Section 304.F.5 - BMP Manual for loading ratios

The applicant is requesting a modification of the BMP Manual for loading ratios; the section of the Ordinance requires that the design of all BMP facilities utilize all available design criteria in the BMP Manual to meet the requirements of the Stormwater Management Ordinance. The applicant is requesting a modification as it pertains to the maximum 3:1 impervious surface to infiltration area loading ratio and the 5:1 drainage area to infiltration area ratio. The applicant is requesting a modification to allow higher loading ratios than the BMP Manual recommends. The applicant asks to refer to the included stormwater calculations and geology study for justification.

Stormwater Mgt Ord Section 304.F.2.a - Minimum separation between the bottom of a facility and the limiting zone shall be 48”

The applicant is requesting a modification to allow the depth from facility bottom to limiting zone to be 24”, in accordance with the PADEP BMP Manual.

Stormwater Mgt Ord Section 301.F.1.b - Minimum separation from closed depressions to SWM facilities

The applicant is requesting a modification of this section for Basin 4, which is located partially off a closed depression. The Geology Study includes an analysis of this location and provides for conditions related to the separation.

Stormwater Mgt Ord Section 303.B.1 - Freeboard at the emergency spillway shall be a minimum of 1 foot

The applicant is requesting a modification to allow the freeboard to be approximately 8”. The justification provided is that the current Stormwater Management Ordinance requires 6” of freeboard.

Stormwater Mgt Ord Section 303.B.1.f - Easement from spillway discharge to downstream watercourse is required

The applicant is requesting a modification to this requirement for Basins 4 and 5. The justification provided includes that the applicant has provided level spreaders/bubblers for each basin to mimic the existing drainage discharge characteristics from the site to the adjacent property. The applicant notes that there are no watercourses on the project site or the adjacent downstream property.

Stormwater Mgt Ord Section 303.B.1.g - Stormwater management facility shall dewater in 24 hours

The applicant is requesting a modification for Basin 7 to allow a maximum dewatering time of 54 hours for stormwater volume. The justification provided includes that similar modification was provided for Basin 1 in Phase 1 of Home Towne Square.

Stormwater Mgt Ord Section 303.B.3 - Maximum dewatering time of 48 hours for groundwater recharge and water quality volumes

The applicant is requesting a modification to allow the water quality volume for Basins 4, 6 and 7 to dewater in more than 48 hours. The applicant notes that the groundwater recharge volume dewateres within the 48 hours. The applicant also notes that previous relief was granted for Basin 1 in Phase 1 of Home Towne Square.

Stormwater Mgt Ord Section 304.E.1 - Runoff coefficients shall be based on soil type

The applicant is requesting a modification of this requirement for Hagerstown soils. The justification provided includes that Hagerstown soils were classified as hydrologic group “C” when the Preliminary Plan and Phase 1 Final Plan were approved. Subsequent phases of Home Towne Square were also approved with this soil classification. The USDA has since reclassified the soil as group “B”. The applicant has not provided any comparison of the expected impact the change will have on the stormwater management design.

Josh Reist made a motion, seconded by Jay Zimmerman to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 6/25/21 and pending a review of the Traffic Impact Study. * The motion was approved unanimously.

The waiver/modifications approval and the recommended plan approval made by the Planning Commission is contingent on approval from the Board of Supervisors to consider Wyndale an extension of Home Towne Square and use the Compact Neighborhood Development zoning standards.

2. 385 N Clay Rd - Sewage Planning Module

Bruce Leisey and Bob Lynn reviewed the sewage planning module with the Planning Commission. The 77.96-acre large agricultural property contains a single-family dwelling, garage and associated infrastructure in the southwestern portion of the tract off of North Clay Road. The property also has an equipment and storage building in the northcentral portion of the property off of Hopeland Road. The landowners are proposing the construction of a new single-family dwelling, driveway and associated infrastructure in the northcentral portion of the property, east of the existing equipment and storage building.

Josh Reist made a motion, seconded by Jay Zimmerman to approve and execute the sewage planning module for Dwayne & Janelle Weaver at 385 N Clay Road. * The motion was unanimously approved.

New Business

1. Discussion on Modification of Fence and Wall Ordinance

Bruce Leisey reviewed memo dated 6/25/21 with the Planning Commission members.

After discussion between the Planning Commission members, Township Staff and residents, Michael & Rachel Pritt of 222 Blackberry Dr, the Planning Commission was unanimous in their feeling that the fence and wall ordinance should be modified to allow a solid fence of up to 6' high by right and not require Board of Supervisors approval.

There was also discussion on the current development of high density and small lot size which causes less privacy for activities occurring outside. It was also noted that as residents expand their outdoor living space, privacy has become a concern. It was also noted that with more people having pets the fence would provide a barrier to keep dogs from barking at any activity in the neighbor's yard.

Old Business

None

Adjournment

Jay Zimmerman made a motion, seconded by Josh Reist, to adjourn the meeting at 9:26 p.m. *The motion was approved unanimously.

Jon Price, Chairman

ABSENT
Adrian Kapp, Vice Chairman

Josh Reist, Secretary

ABSENT
Rick Gehman, Member

Jay Zimmerman, Member