

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 23, 2015

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

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:05 p.m.

Election of Officers

Jon Price made a motion, seconded by Annie Reinhart to appoint Adrian Kapp as Chairman for 2015. * The motion was unanimously approved.

Clair Beyer made a motion, seconded by Annie Reinhart to appoint Jon Price as Vice-Chairman for 2015. * The motion was unanimously approved.

Jon Price made a motion, seconded by Clair Beyer to appoint Annie Reinhart as Secretary for 2015. * The motion was unanimously approved.

Reading of the Minutes

Bruce Leisey made a motion, seconded by Jon Price, to dispense with the reading of the minutes of the December 22, 2014 meeting. *The motion was approved unanimously.

Approval of the Minutes

Bruce Leisey made a motion, seconded by Annie Reinhart, to approve the minutes of the December 22, 2014 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Edwin Kurtz - Land Development Plan Waiver

The applicant is proposing to build a 17,480 sq ft poultry floor layer barn. The applicant is requesting a modification of the 30,000 square foot cumulative total for all new building additions or buildings installed after 12/13/2000. The applicant proposes to install a cumulative building area of 32,280 sq ft. The applicant's property is located in the Ag zoning at 535 Indian Run Road.

Should approval been given, the applicant will provide a Stormwater Management Application for the project.

After discussion, the Planning Commission has concerns with recommending approval of the modification since the total cumulative area of 32,280 was more than the 30,000 maximum allowed by Section 313 of the SALDO. Jon Price made a motion, seconded by Adrian Kapp to deny the modification request. * The motion was unanimously approved.

2. Joseph E. Stoltzfus - Deferral of Planning Waiver

The project site is located at 405 Indiantown Road, Ephrata. The proposal is a Lot Addition Plan in which Parcel "A" comprised of 1.65 acres is being transferred from Lot 1 "Lands of Eli and Sara Lantz" to Lot 2 "Lands of Amos and Barbara Stoltzfus". The total land holdings involved in the project are 62.24 acres. The majority of the property is located in West Cocalico Township. There is a portion of land (0.30+ acre) located on the West side of Indian Run and the East side of Sunnyside Road that is located in Clay Township. The lands located within Clay Township are zoned Agricultural and used for agricultural purposes.

A plan review/approval submission has been made to West Cocalico Township. A deferment of all planning approvals to Clay Township is being requested.

Jon Price made a motion, seconded by Clair Beyer to approve deferral of plan review by Clay Township. * The motion was unanimously approved.

New Business

1. Discussion on SALDO Parking Requirements

The Township Manager and Township Engineer expressed concerns they were made aware of with the SALDO parking requirements in relation to the townhouse development's scenario with the narrow driveways and limited on-street parking. It appears to cause a shortage of parking since the ordinance allows "stack parking" to meet the Ordinance "two off street" parking requirement, which is not accommodating to the residents expectations of convenience.

The Planning Commission asked the Township Staff to review potential changes to the ordinance and report them at next meeting.

Old Business

None

Adjournment

Annie Reinhart made a motion, seconded by Jon Price, to adjourn the meeting at 8:10 p.m. *The motion was approved unanimously.

Adrian Kapp, Chairman

Jon Price, Vice Chairman

Clair Beyer, Member

Annie Reinhart, Secretary

Bruce Leisey, Member