

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 25, 2019

Members present were: Clair Beyer, Adrian Kapp, Rick Gehman and Josh Reist. Jon Price 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 Adrian Kapp at 7:03 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 meeting. * The motion was approved unanimously.

Approval of the Minutes

Approval was tabled until next meeting because of no quorum.

Plan Review

1. PaulB LLC - Waiver of Land Development Plan Request

Doug Enoch and Ernie Zimmerman of PaulB LLC, reviewed the plan with the Planning Commission. The plan is to place a pole barn within the fenced storage yard area currently utilized for retail sales. The nature of this project is relatively minor in scope and the building being planned will be located in impervious area and house materials that are currently being sold. The project will not generate any additional traffic but will generate additional sales to existing customers.

Bob Lynn reviewed his comment letter dated 3/25/19 with the Planning Commission.

Josh Reist made a motion, seconded by Clair Beyer to make a recommendation to the Board of Supervisors to approve waiver request based on Developers testimony and comments from Hanover Engineering as outlined in the 3/25/19 review letter. * The motion was unanimously approved.

2. Elizabeth Farms - Deferment of Planning and DEP Sewage Planning

Township Staff reviewed the request with the Planning Commission.

The 100.26-acre property contains sandstone dwellings, sandstone and frame barns, gravel driveways and field lanes. Planning is underway to gain approval to offer the historic grounds to the public as a Farm to Table venue destination. The venue would consist of the barn court yard, parking lot and grounds surrounding the improvements. The venue would run from approximately May through October. It would be open one (1) to two (2) days per week but more than likely just for 4 or 5 hours per day over dinner on those days.

The project will utilize the existing improvements on the property and will not result in any new impervious coverage. Earth disturbance relating to the installation of the new on-lot sewage disposal system will be less than .25 acre. This is the only earth disturbance proposed by the project.

All improvements existing and proposed are located in Elizabeth Township. All land located within Clay Township are unimproved agricultural land totaling 2.35 acres. The property land joiner in Clay Township is the PA Game Commission.

Clair Beyer made a motion, seconded by Josh Reist to recommend approval to the Board of Supervisors to defer Land Planning and DEP Sewage Planning to Elizabeth Township. * The motion was unanimously approved.

New Business

1. Review upcoming Zoning Hearing

Bruce Leisey reviewed Zoning Hearing request from Jay and Sarah Zimmerman, 1655 Clay Road.

The Zimmerman's are requesting permission to have a Bed and Breakfast at their home located at 1655 Clay Road, Ephrata. The B&B would provide one bedroom for guests. Meals that are served will be for guests only. Guests will be limited to short term stays. The B&B will not serve as a monthly home for those without accommodations.

The Planning Commission expressed a concern that if the farm is preserved, what restrictions would that place on the farm.

Bruce Leisey will pass along the concern to Tom Zorbaugh.

Old Business

1. Discussion on Changes to Forestry Regulations

Township Staff reviewed the Jennifer Mejia memo dated 3/14/19 with the Planning Commission.

There was discussion and frustration from the Planning Commission on the inability to not regulate the ability of clear cutting on forest lands within the Township. There were concerns with additional stormwater and erosion on clear cut land on a slope.

There was also a concern with the ability to log near wetlands and the effect that has on waterways.

Adrian Kapp made a motion, seconded by Josh Reist to recommend the Board of Supervisors adopt the PSU Model Forestry Ordinance and include the four provisions noted in the Jennifer Mejia memo dated 3/14/19. * The motion was unanimously approved.

Adjournment

Josh Reist made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:55 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

ABSENT
Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

Rick Gehman, Member