

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 26, 2018

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

Also present was Bruce Leisey, Township Manager, Bob Lynn of Hanover Engineering, Inc., Township Engineer and Gwen Newell, LCPC Planner

Also present were those listed on the attendance sheet.

The meeting was called to order Jon Price at 7:11 PM.

Reading of the Minutes

Adrian Kapp made a motion, seconded by Josh Reist, to dispense with the reading of the minutes of the October 23, 2017, December 18, 2017 and January 22, 2018 meeting. * The motion was approved unanimously.

Approval of the Minutes

Josh Reist made a motion, seconded by Adrian Kapp to approve the minutes of the October 23, 2017 meeting. * The motion was approved with Jon Price and Clair Beyer abstaining from the vote.

Jon Price made a motion, seconded by Josh Reist to approve the minutes of the December 18, 2017 meeting. * The motion was approved with Adrian Kapp and Rick Gehman abstaining from the vote.

Clair Beyer made a motion, seconded by Adrian Kapp to approve the minutes of the January 22, 2018 meeting. * The motion was approved with Josh Reist and Rick Gehman abstaining from the vote.

Correspondence

None

Plan Review

1. Hopeland Mennonite Church - Plan Introduction

Kevin Varner, Diehm & Sons and Daryl Brubaker, representative of Developer, introduced the plan to the Planning Commission members.

The plan consists of development of a 7.6 acre lot with a 6,240 sf church with associated parking and stormwater facilities.

The Developer will be asking for a modification of section 602.M.3 to allow the proposed driveway to be closer than 400' from a collector street. The proposed driveway will be 362' from Sun Valley Road.

The Developer would like to start the process of applying for a Penn Dot Driveway Permit and was hoping to get a general consensus from the Planning Commission on the modification before proceeding.

After discussion, the Planning Commission stated they did not have any major objections with the proposed driveway location.

No other decisions were made at this time.

New Business

None

Old Business

1. Discussion on Landscaping SALDO requirements

There was discussion between the Planning Commission Members, Township Manager, Township Engineer and Gwen Newell, LCPC Planner, on potential modifications to the Township landscape requirements.

The Planning Commission Members asked the Township Staff to collect information on Special Exception uses in the AT Zoning District.

Adjournment

Adrian Kapp made a motion, seconded by Clair Beyer, to adjourn the meeting at 8:35 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

Rick Gehman, Member