

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 27, 2017

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:07 p.m.

Jon Price introduced and welcomed incoming member Josh Reist who was appointed to the Planning Commission Board effective 3/28/17.

Reading of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the February 27, 2017. *The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer to approve the minutes from the February 27, 2017 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Premier R&G Properties - Sign minutes from 2/27/17 meeting

The Planning Commission Board executed and signed the minutes after approval motion by Adrian Kapp and seconded by Clair Beyer.

New Business

1. Lancaster Farmland Trust

Karen Martynick and Stephanie Armpnster gave an overview of the Lancaster Farmland Trust. It was noted that 106,000 acres of preserved land in Lancaster County. Two thirds of those acres are through the Lancaster County Ag Preserve Board program and one third through Lancaster Farmland Trust. In a recent poll, 93% of the 400 people polled felt agriculture contributes to quality of life and they support agriculture. Statics show that preserved farms sell for as much as non-preserved farms in Lancaster County.

The Lancaster County Ag Preserve program currently has 200 farms on preserved waiting list and Lancaster Farmland Trust has 40 on preserved waiting list.

Jon Price asked if farms along the 322 corridor (in and around Clay) are being looked at to preserve.

Karen Martynick stated farms are preserved up against the Urban Growth Boundary all the time. She did also say that farms within the Urban Growth Boundary or under 10 acres are not preserved.

Jon Price asked if farms along Rt 30 are preserved.

Karen Martynick said yes, for example East of Rockvale Outlets to Gap.

Glen Hursh, 515 Clearview Rd - asked what is the outlook of agricultural through their polling.

Karen Marynick said 93% of those polled felt agricultural improves their quality of life.

Ralph Kurtz, 245 Durlach Rd - said he feels the expansion of Urban Growth Boundary in Clay Township takes away from quality of life. He feels you can already get most everything you need in Clay Township.

Karen Marynick said that easements are perpetual and limit industrial and residential building but, you can still build barns on lot.

Gary Landis, 110 Yummerdall Rd - said the County easement rate is \$4,000 per acre and most accept offer much less than that. Gary asked if TDR's could be explained. He noted that Warrick and Penn Township utilize TDR's.

Stephanie Armpnster discussed TDR's. There is designated area for growth and for ag preservation. Developers can gain more density or impervious area for paving by buying the TDR's. The monies paid are used towards agricultural preservation.

Marlene Rutt, 2063 W Main St - asked that once a farm is persevered are new owners bond by already created easement.

Karen Marynick said yes, the easement is perpetual with the property. The Lancaster County Farmland Trust will preserve parcels that contain Ag and woodland. The entire parcel will be preserved not just the Ag area.

Glen Hursh said TDR's is possibly something the Township should consider doing as a management tool.

Jon Price said possibly TDR's could be done in conjunction with an updated Comp Plan.

Ralph Kurtz said that when number of farms decline in an area, ag support business starts to leave...are we ready for that in Lancaster County? He said that in Chester and Bucks County the farms left and so did the ag support business'.

Ralph Kurtz said he feels that bare land is the best value for tax dollars.

Cindy Tshudy, 305 Durlach Rd - asked if Lancaster Farmland Trust can override a decision made by the Board of Supervisors? Bruce Leisey answered no. Also, once a farm is preserved, does it remain preserved no matter what the Zoning is. Bruce Leisey answered yes.

Karen Marynick said it is their mission for good stewardship of land. They hold several workshops, outreach and education programs.

Karen Marynick said there are impervious surface limitations. Lancaster County Farmland Trust is 5% and Clay Township is 10%.

Dan Sweigart, 129 E Franklin St (Ephrata Borough) - asked if the parcel highlighted in yellow part of the Premier R&G Properties applying for rezoning?

Bob Lynn, Township Engineer - said that the area proposed to be rezoned does not appear to be included in the ag preservation application.

Karen Marynick said you can apply for ag preservation and rezoning at the same time.

Marlene Rutt asked if the entire farm must be preserved?

Gary Landis said the the Lancaster County Ag Preservation Board can exclude parts of land and buildings.

Bob Lynn said that a comp plan is utilized as a roadmap to manage growth and factor in managing traffic, recreation and utilities.

Bruce Leisey said the last comp plan was done in 1995.

Ralph Kurtz said he is not against development but he feels farmers can hardly find enough farmland to utilize now.

Adrian Kapp said that this type of project could act as a catalyst to get future comp planning process started.

Glen Hursh asked if Board of Supervisors can decide not to update comp plan and deny zoning amendment?

Bruce Leisey answered yes.

Adjournment

Adrian Kapp made a motion, seconded by Clair Beyer, to adjourn the meeting at 10:00 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Bruce Leisey, Member