

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 28, 2016

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:05 p.m.

Reading of the Minutes

Clair Beyer made a motion, seconded by Adrian Kapp, to dispense with the reading of the minutes of the February 22, 2016 meeting. *The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer, to approve the minutes of the February 22, 2016 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. MBTT Partners - Final Land Development Plan #16-02

Robert Gabriel, Robert Gabriel and Assoc, reviewed the plan with the Planning Commission members.

Gingrich Builders operates a log home construction business at 1971 West Main Street in Ephrata, PA. Two accessory storage buildings are proposed to be constructed at the rear of the site in an area that is currently used to store materials. These buildings totaling 2,410 sf will be used to store material used for the business, and which are currently being stored on the site.

No other changes are proposed to the site. No new employees will be added as a result of these improvements. In addition, no additional truck traffic will result from the new buildings. As a result, there will be no additional vehicle trips generated from the proposed improvements.

Bruce Leisey made a motion, seconded by Adrian to approve the following modification as noted in the Hanover Engineering letter dated 3/24/16. * The motion was unanimously approved.

Section 303 - Preliminary Plan Process

The applicant is requesting a modification of the Preliminary Plan Process. The applicant requests the plan be processed as a final plan. The proposed project proposes two (2) buildings that will be used only for the storage of materials. No employees will be added as a result of this project. The applicant also indicates the project will no generate additional vehicles trips. No additional sewage or water use will be required. The applicant notes a minor modification to the existing stormwater facility is required for the project. The applicant also indicates all preliminary plan requirements can and will be addressed on the final plan. The applicant also indicates that they are requesting the plan be processed through the Lancaster County Planning Commission through the Memorandum of Understanding process due to the minor nature of the plan.

Clair Beyer made a motion, seconded by Adrian Kapp to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 3/24/16. * The motion was unanimously approved.

Adjournment

Adrian Kapp made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:28 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Bruce Leisey, Member