

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 28, 2022

Members present were Jon Price, Josh Reist, Rick Gehman and Jay Zimmerman. Adrian Kapp 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 Bruce Leisey, Township Manager at 7:02 PM. Bruce Leisey was appointed Temporary Chairman and conducted the meeting until election for Chairman.

Election of Officers

Rick Gehman made a motion, seconded by Josh Reist to re-appoint Jon Price as Chairman for 2022. * The motion was unanimously approved.

Rick Gehman made a motion, seconded by Jay Zimmerman to re-appoint Adrian Kapp as Vice-Chairman for 2022. * The motion was unanimously approved.

Rick Gehman made a motion, seconded by Jay Zimmerman to re-appoint Josh Reist as Secretary for 2022. * The motion was unanimously approved.

Approval of the Minutes

Rick Gehman made a motion, seconded by Josh Reist to approve the October 25, 2021 meeting minutes. * The motion was unanimously approved.

Correspondence

None

Plan Review

1. Blue Bell MHP - Land Development Plan

Dave Mease, Diehm & Sons updated the Planning Commission on the stormwater modifications to the plan.

There was discussion on the Hanover Engineering letter dated 3/23/22. It was noted that the Planning Commission approved recommendation of the waivers and modifications at their 6/7/21 meeting.

There was discussion on the location of one 1 fire hydrant in the proposed expansion of the park. Mr. Mease indicated the current park only has 1 fire hydrant.

Rick Gehman made a motion, seconded by Josh Reist to recommend approval of the plan to the Board of Supervisors contingent on receiving a response on the proposal and location of 1 fire hydrant in the proposed park expansion area and compliance with the Hanover Engineering letter dated 3/23/22. * The motion was unanimously approved.

2. YWAM - Review of Master Plan

Dwight Yoder, Counsel; Tod Schoff, Engineer and Luke Weaver, representative of YWAM reviewed the plan with the Planning Commission.

Mr. Weaver presented an overview of the YWAM organization to the Planning Commission.

Mr. Yoder reviewed the master plan that YWAM has developed to show its vision for how YWAM would like to use the properties in the future. Mr. Yoder said they are also looking to discuss and receive feedback on changes to the Clay Township Zoning Ordinance which they are planning to submit to the Board of Supervisors.

YWAM has been working on developing a long-term master plan for constructing a campus on the two properties currently owned (one property on West Main Street and the other on Enterprise Drive). The campus would be similar to what one would find on a typical college campus.

In order to be able to move forward with proposed plans, YWAM would like to request that the Board of Supervisors consider making two changes to the Township's Zoning Ordinance. The first change is to rezone the Main Street property from Limited Industrial to Neighborhood Commercial. The second change is to adopt a new campus overlay zoning district over both properties. An overlay district allows the underlying zoning to remain in place while providing the flexibility to have additional uses permitted in the overlay zone, in this case a campus use.

There was discussion on types of commercial business to be located on the property, traffic improvements and landscaping. No decisions were made at this time. Mr. Yoder informed the Planning Commission that YWAM will draft a Zoning Ordinance change and overlay district and return to the Planning Commission to review in the future.

New Business

1. Discussion on Short Term Rentals and Electronic Sign Regulations

Township Staff informed the Planning Commission of the Township’s intent to establish an Ordinance regulating short term rentals and electronic signs and will present to the Planning Commission to review at a later date.

Old Business

None

Adjournment

Josh Reist made a motion, seconded by Rick Gehman, to adjourn the meeting at 8:45 p.m. *The motion was approved unanimously.

Jon Price, Chairman

ABSENT
Adrian Kapp, Vice Chairman

Josh Reist, Secretary

Rick Gehman, Member

Jay Zimmerman, Member