

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

May 21, 2018

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

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 7:02 PM.

Reading of the Minutes

Josh Reist made a motion, seconded by Adrian Kapp, to dispense with the reading of the minutes of the April 23, 2018 meeting. * The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Josh Reist to approve the minutes of the April 23, 2018 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. HomeTowne Square Phase 4 - Land Development Plan 18-03

This item was tabled until the 6/25/18 meeting to allow Developer more time to respond to Hanover Engineering's review letter.

2. Sharp Shopper Warehouse - Plan Introduction 18-04

Dennis Sharp, Darren Sharp and Dick Stahl representatives of Sharp Shopper and Mark Magrecki of Penn Terra Engineering reviewed the plan with the Planning Commission members.

Sharp Properties, LP is proposing to construct a 117,130 square-foot warehouse building, parking areas, utility extensions and related stormwater management facilities at their existing facility located at 1041 Sharp Avenue. The overall lot property is 38 acres, however approximately 7.7 acres is being disturbed with this project. The site is currently used as a warehouse and was also the former location of Keystone Fence. The site is currently covered with impervious surfaces that drain to existing detention basins.

There was discussion on the proposed waivers. No decisions were made at this time.

The Developer will provide a written response to the Hanover Engineering review letter at the June 25, 2018 meeting.

New Business

1. Review upcoming Zoning Hearing

The Township Manager informed the Planning Commission that there are no Zoning Hearing's for June.

2. Gwen Newel, Lancaster County Planning Commission

There was discussion on the Places 2040 Lancaster County Comprehensive Plan.

Old Business

None

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 8:06 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

ABSENT
Clair Beyer, Secretary

Josh Reist, Member

ABSENT
Rick Gehman, Member