

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

May 22, 2017

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

Also present was Bruce Leisey, Township Manager, Robert Lynn of Hanover Engineering, Inc., Township Engineer

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:00 p.m.

Reading of the Minutes

Clair Beyer made a motion, seconded by Josh Reist, to dispense with the reading of the minutes of the April 24, 2017. *The motion was approved unanimously.

Approval of the Minutes

Clair Beyer made a motion, seconded by Rick Gehman to approve the minutes from the April 24, 2017 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Rachel Martin - Land Development Plan Submission

Ted Cromleigh, Diehm & Sons, reviewed the plan with the Planning Commission members.

The site is located at 990 Forest Hill Road. The property is improved with two existing poultry houses that were constructed in 2013. The remaining portions of the site are cultivation of agricultural crops; and a mixture woodlot and stream/wetland areas

along the corridor of a small tributary stream. It is proposed to construct two 63' X 500' poultry houses, along with an access driveway. There was discussion on the waiver request from 602.K.3 - Improvement of Existing Streets.

Township Staff will research previous Ag Land Development Plans to determine how the waiver/deferral requests of road improvements was handled in the past.

There was discussion on Storm Water Management Section 11-306 Riparian Corridor and Easement requirements.

Mr. Cromleigh stated a riparian corridor currently exists on the property. He is requesting a modification to limit the easement to 35' from the top of the stream bank.

The Township Manager recommended the Developer take pictures of the riparian corridor for the Township to keep on file to document the status and condition of the corridor.

No decisions were made at this time.

2. Countyside Enterprises - Subdivision Plan

Tom Matteson, Diehm & Sons, reviewed the plan with the Planning Commission members.

There was discussion on Section 602.0 - Maximum Length of Cul-de-sac of 600'. The Planning Commission has concerns with the length of the proposed 1,439' cul-de-sac. They have concerns with access for Emergency Service providers and the potential impact on traffic.

Mr. Matteson indicated the Developer's intent to connect Enterprise Drive with Henry Appel Drive and then utilize a 660' cul-de-sac rather than eliminate lots.

The Planning Commission made no recommendation on the waiver request for Section 602.0 - Maximum Length of Cul-de-sac. The waiver request was deferred to the Board of Supervisors.

The Planning Commission made no recommendation on the modification request for Section 602.K - 60' right-of-way and 38' cartway for all streets. The modification request was deferred to the Board of Supervisors.

Rick Gehman made a motion, seconded by Josh Reist to approve the following waivers, modifications and deferrals as outlined in the Hanover Engineering letter dated 4/20/17. * The motion was unanimously approved.

Section 303 - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to process a Preliminary and Final Subdivision Plan separately for all subdivision plans proposing four (4) or more lots, this Plan proposes seven (7). The justification provided is that the only improvements proposed on the Plan are the street extension and the stormwater facilities. The Owner, Marlin Sensenig, now has tenants for four (4) of these lots and all of the tenants wish to move ahead with planning for Spring/Summer of 2017. The Applicant believes that the Plan meets the requirements for both Preliminary and Final Plans and that only one (1) review by the Township will be sufficient to ensure compliance with the Township's requirements.

Section 402.A.1 - Plan scale shall be 1" = 10', 20', 30', 40', 50'

The applicant is requesting a modification of the requirement for all plan sheets to be drawn at a scale of 1" = 10', 20', 30', 40', 50'. The Applicant notes that Sheet 2 has been drawn at a scale of 1" = 120', the justification provided for this is that in order to show the entire property, and the required additional 200 feet beyond the property limits, it was necessary to keep it on one (1) sheet. The Applicant also notes that Sheets 9-11 have been drawn at a scale of 1" = 80', to permit the entire area of interest to be shown on one (1) plan sheet. The remaining sheets of the Plan are drawn at a scale of 1" = 50'. The Applicant notes that all plan sheets are legible in every detail.

Section 602.E and Section 602.K.3 - Improvement of Existing Streets

The Applicant is requesting a deferral of the requirement to complete improvements along Wood Corner Road for the frontage between the intersection at Enterprise Road and the southern end of the frontage. The justification provided is that the Owner is improving the portion of Wood Corner Road between the northern end of the frontage and the intersection at Enterprise Road to install a right turn lane as recommended in the Traffic Impact Study, the Applicant would like this requirement deferred until such time as Lot #4 is developed.

Section 602.V.12 - Sidewalks shall be provided along the property frontage and within the development

The Applicant is requesting a deferral of the requirement to install sidewalks along all adjacent streets. The justification provided is that the surrounding area has no sidewalks within 1,000 feet of the site. The Applicant notes that the existing Tents For Rent business and other future industrial business will not generate much, if any, pedestrian traffic. The Applicant requests a deferral of the requirement for sidewalk until such time as the Township deems necessary. The Applicant notes that Note 26 has been provided on the Cover Sheet to make this requirement clear.

Section 603.B - Sidewalks required along all adjacent streets

The Applicant is requesting a deferral of the requirement to install sidewalks along all adjacent streets. The justification provided is that the surrounding area has no sidewalks within 1,000 feet of the site. The Applicant notes that the existing Tents For Rent business and other future industrial business will not generate much, if any, pedestrian traffic. The Applicant requests a deferral of the requirement for sidewalk until such time as the Township deems necessary. The Applicant notes that Note 26 has been provided on the Cover Sheet to make this requirement clear.

Section 603.C.1 - Curbs shall be provided along all new streets and improved existing streets

The Applicant is requesting a deferral of the requirement to install curbing along all new streets and improved existing streets. The justification provided is that each lot owner shall provide curbing across their frontage when they develop so that the curb can be coordinated with each lot's proposed entrance location. The Applicant has also requested deferral of the curb along Wood Corner Road, south of Enterprise Road, noting that the curb shall be constructed anytime the Township Board of Supervisors deems it necessary. The Applicant notes that Note 30 has been provided on the Cover Sheet to make this requirement clear.

Section 604.D.3 - Lots shall not be less than one (1) nor more than three (3) times their width

The Applicant is requesting a waiver of the requirement for lots to not be less than one (1), nor more than three (3) times their width. The Applicant notes that the issues with several of the lots are mainly caused by the location of the existing Enterprise Road. The Applicant notes that Enterprise Road must be fixed at the center of the site's frontage on Wood Corner Road, and that the access drive installed for Tents For Rent is being converted to Enterprise Road. The Applicant notes that Lots 2 and 6 are both less than one (1) times their width, the justification provided is that the width of the proposed lots is due to the width of the development site. The Applicant also notes that Lots 4 and 5 are both more than three (3) times their width, the justification noted is that this is due to the location of the street and that the property's south perimeter just out to a longer distance away from the street. The Applicant also notes that Lot 3 is also more than three (3) times its width, the justification provided is that it is limited by the presence of the cul-de-sac bulb. The Applicant feels as if all lots will work well for their intended purpose, as the Owner, Marlin Sensenig, already has buyers lined up for those lots.

Section 604.D.4 - Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movement is desired

The Applicant is requesting a waiver of the requirement stating that reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movement is desired. The justification provided is that Lots 1 and 2 are provided with frontage on both the proposed street and Henry Appel Drive. Henry Appel Drive is a private street, which serves as access to Paul B Zimmerman, Inc. and the dwellings on Lot 3. The Applicant notes that Lot 1 has a connection to Henry

Appel Drive as an emergency access, Lot 2 will likewise have an emergency only access to the private street. The Applicant states that it is not feasible to subdivide the farm for industrial lots in accordance with its zoning classification with creating a new street through the property, which will create reverse frontage lots adjacent to Henry Appel Drive.

Stormwater Management Ordinance

Section 11-503.4 - Plan scale shall be 1"=50' or larger

The Applicant is requesting a modification of the requirement for all plan sheets to be drawn at a scale of 1" = 10', 20', 30', 40' or 50'. The Applicant notes that Sheet 2 has been drawn at a scale of 1" = 120', the justification provided for this is that in order to show the entire property, and the required additional 200 feet beyond the property limits, it was necessary to keep it on one (1) sheet. The Applicant also notes that Sheets 9 - 11 have been drawn at a scale of 1" = 80', the justification provided is to permit the entire area of interest to be shown on one (1) plan sheet. The remaining sheets of the Plan are drawn at a scale of 1" = 50'. The Applicant notes that all plan sheets are legible in every detail.

Rick Gehman made a motion, seconded by Josh Reist to approve the following deferrals on the Countryside Enterprises Subdivision Plan as outlined in the Hanover Engineering letter dated April 20, 2017. At the time of land development submission on the other lots, these items will be reviewed again for each individual lot. * The motion was unanimously approved.

Section 609.A - Buffer planting shall be provided along rear of reverse frontage lots

The Applicant is requesting a deferral of the requirement to provide buffer planting along rear of reverse frontage lots. The Applicant notes that the presence of Henry Appel Drive makes Lot 1 and 2 reverse frontage lots. The justification provided is that Henry Appel Drive is a private street serving other commercial uses, it is not a collector or arterial roadway. The presence of the development on Lots 1 and 2 would be expected in such a location. It is noted that an existing access drive from Tents For Rent exits onto Henry Appel Drive and another future access connection from Lot 2 is likely.

Section 609.F.2.a - A 30-foot wide landscaping screen shall be provided around the perimeter of the site

The Applicant is requesting a deferral of the requirement to provide a 30-foot wide landscaping screen around the perimeter of the site. The Applicant notes that the site has a large perimeter boundary that would make a landscape screen cost prohibitive considering other site improvements, both on and off site that the Developer is already making. The Applicant feels that the planting of a screen could interfere with future construction activities on the lots. The Applicant states that along the agricultural

areas of the property it is not recommended to plant trees within close proximity to actively cultivated lands.

Rick Gehman made a motion, seconded by Josh Reist to recommend approval of the plant to the Board of Supervisors contingent on comments of the Lancaster County Planning Commission letter dated 11/29/16, review of most recent traffic study and compliance with the Hanover Engineering letter dated 4/20/17 and Solicitor’s comments. * The motion was unanimously approved.

New Business

None

Adjournment

Clair Beyer made a motion, seconded by Rick Gehman, to adjourn the meeting at 8:20 p.m. *The motion was approved unanimously.

ABSENT
Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

Rick Gehman, Member