

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

May 23, 2016

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

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 Bruce Leisey, to dispense with the reading of the minutes of the April 20, 2016 meeting. *The motion was approved unanimously.

Approval of the Minutes

This item was tabled until the next meeting. There was no member quorum to approve the minutes since Clair Beyer was not present at the April 20, 2016 meeting.

Correspondence

None

Plan Review

1. Dennis Steffy - Lot Add-On Plan #16-05

Ted Cromleigh, Diehm & Sons reviewed the Steffy Lot Add-On Plan for 595 W Church Road. The developer owns four tracts of land located along West Church Road with the address of 595 W Church Road. The developer is proposing to do a lot add-on to make a 14.64 acre and 4.59 acre lot from the four tracts of land.

Bruce Leisey made a motion, seconded by Clair Beyer to approve the following waiver and deferrals for the plan. * The motion was unanimously approved.

Section 402.A.1 - Plan Scale (1"=100') Plan Sheet 1

The applicant is requesting a waiver of the requirement to provide the plan at a scale of 10, 20, 30, 40 or 50 feet to the inch. The justification provided is that the four (4) properties involved with the plan total 19 acres in size. The existing features plan sheet (Sheet 1) - total existing tract boundaries per field survey/deed plotting have been shown at a plan scale of 1" = 100' to allow the entire property to be shown on a single plan sheet. The applicant notes that the plan is legible at this scale and that the plan is simple in that it is proposing the addition of Parcel "A" to Lot No 1 and the combination of four (4) deeded lots into two (2) lots. The applicant also notes that there is no new construction or excavation proposed on the plan and that because there are no proposed improvements, the applicant provided a single-view plan sheet drafted at 1"=100'.

Section 407 - Wetlands Study

The applicant is requesting a deferment of the requirement to provide a Wetlands Study. The justification provided is that the plan proposes minor shifts to the property lines, and that the overall reduction in number of lots from four (4) to two (2). The applicant notes that the property is used for agricultural and recreational purposes. The applicant also notes that there is no new construction or excavation activities proposed at this time. A deferment is requested of providing a preliminary wetlands investigation until improvements are proposed on either lot.

Section 610.3.a & b - Primary and replacement sewage area testing (Lot 2)

The applicant is requesting a deferment of the requirement to provide the soil testing requirements for Lot 1 - 14.64 acres. The justification provided is that the lot is used for agricultural purposes and contains adequate area to support both primary and replacement sewage absorption areas. The applicant notes that soil testing to establish a primary and replacement sewage absorption area has been undertaken for the smallest lot of the subdivision Lot 2 - 4.59 acres.

Bruce Leisey made a motion, seconded by Clair Beyer to recommend approval of the plan contingent to compliance with the Hanover Engineering letter dated 5/19/16 *
The motion was approved unanimously.

Adjournment

Clair Beyer made a motion, seconded by Bruce Leisey, to adjourn the meeting at 7:15 p.m. *The motion was approved unanimously.

ABSENT
Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Bruce Leisey, Member