

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

November 19, 2018

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

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

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:04 PM.

Reading of the Minutes

Adrian Kapp made a motion, seconded by Josh Reist, to dispense with the reading of the minutes of the August 27, 2018 meeting. * The motion was approved unanimously.

Approval of the Minutes

The June 25, 2018 minutes were tabled until the next meeting because of no quorum.

Adrian Kapp made a motion, seconded by Josh Reist to approve the meeting minutes from the May 21, 2018 meeting as printed in the November 19, 2018 agenda. * The motion was approved unanimously.

Adrian Kapp made a motion, seconded by Josh Reist to approve the meeting minutes from the August 27, 2018 meeting as printed in the November 19, 2018 agenda. * The motion was approved unanimously with Jon Price abstaining from the vote.

Correspondence

None

Plan Review

1. Sharp Shopper - Land Development Plan #18-04

Mark Magrecki of Penn Terra Engineering reviewed the plan with the Planning Commission members.

Sharp Properties, LP is proposing to construct a 117,130 sf warehouse building, parking areas, utility extensions and related stormwater management facilities at their existing facility located at 1041 Sharp Avenue in two phases. The first phase will consist of a 53,530 sf warehouse and associated improvements.

After review and discussion, Adrian Kapp made a motion, seconded by Josh Reist to approve the following waivers and modifications on the plan as outlined in the Hanover Engineering letter dated 11/1/18. * The motion was approved unanimously.

Section 303 - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to process a preliminary plan. The applicant feels that the plan has been prepared as to meet all criteria of both preliminary and final plan. The applicant states that the plan is simple in nature and is part of a larger, planned industrial development.

Section 402.A.6 - Utility Profile Scale

The applicant is requesting a waiver of the utility profile scale. The applicant feels that the utility profiles provided at a plan scale of 1" = 50' and vertical scale of 1" = 5' shows more details on the plans.

Section 408 - Traffic Impact Study

The applicant is requesting a modification of the requirement to provide a traffic impact study. The applicant feels the site is currently used for warehouse and the anticipated change in the amount of trucks per day can easily be handled at the intersection of Sharp Avenue and Route 322. The applicant states that the intersection is designed to accommodate the turning movements associated with the trucks and the anticipated hours of operation should not conflict with peak hours.

Section 409 - Environmental Impact Assessment

The applicant is requesting a waiver of the requirement of an environmental impact assessment. The applicant states the site is currently developed with impervious surfaces and a warehouse building. The site has been developed for several years and there are no environmental features impacted by the proposed development. The applicant feels the expansion will not impact the existing planting located between the proposed warehouse and the Sharp Shopper Plaza.

Section 609.E.4.b - Parking Lot Internal Green

The applicant is requesting a modification of the requirement to provide a minimum total landscape area equal to 10% of the parking area occupied by parking spaces. The applicant states the nature of a warehouse loading area requires large amount of impervious area to ensure proper movement of vehicles. The applicant feels it is not possible to create landscape islands within the lot that would not conflict with the free movement of tractor trailers. The applicant also believes the request is consistent with the current conditions found at the property which does not currently comply with this standard.

The applicant agrees to provide the plantings required in Section 609.E.4.b elsewhere on the property instead of parking lot landscape islands.

Section 609.E.4.d (2) & (3) - Parking Lot Islands

The applicant is requesting a modification of the requirement to provide planting islands in all parking areas. The applicant states the nature of a warehouse loading area requires large amount of impervious area to ensure proper movement of vehicles. The applicant also believes the request is consistent with the current conditions found at the property which does not currently comply with this standard.

The applicant agrees to provide the plantings required in Section 609.E.4.d (2) & (3) elsewhere on the property instead of parking lot landscape islands.

Section 609.F.2 - Landscape Screening

The applicant is requesting a modification to the landscape screening requirements. The applicant states the ordinance requires a 50-foot-wide screen where a proposed commercial or industrial use abuts an existing residential use. The applicant is proposing to maintain the existing screening between the existing residence and the current operations on the site. The applicant also states additional screening is proposed. The applicant further states that they propose to maintain a 16-foot setback to the proposed retaining wall and 22 feet to the proposed access drive. The applicant feels the proposed setback is greater than what currently exists at the property.

The applicant agrees to provide the plantings required by Section 609.F.2 elsewhere on the property.

Josh Reist made a motion, seconded by Clair Beyer to recommend approval of the Sharp Shopper Land Development plan as noted on plan project 17-22 revised October 5, 2018 to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 11/1/18. * The motion was approved unanimously.

New Business

1. Review upcoming Zoning Hearing

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

Old Business

None

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 7:29 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Josh Reist, Member

ABSENT
Rick Gehman, Member