

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

November 23, 2015

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:05 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 October 26, 2015 meeting. *The motion was approved unanimously.

Approval of the Minutes

Bruce Leisey made a motion, seconded by Clair Beyer to approve the minutes from the October 26, 2015 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Christian Landis - Land Development Plan

Joan Kimsey, TeamAg, reviewed the revised plan with the Planning Commission members.

Bruce Leisey made a motion, seconded by Clair Beyer to approve the following waiver and modification in addition to the previously approved waivers/modifications/deferral per Hanover Engineering letter dated 11/23/15. * The motion was unanimously approved.

Section 602.U.4 - Driveways shall maintain a minimum width of 10 feet and a maximum width of 30 feet within the right-of-way limits. The plan shall include a dimension for the driveway at the right-of-way line

The applicant is requesting a modification, the plans have been revised to provide the dimensions of the existing driveway at the edge of roadway pavement and at the right-of-way line.

Section 607.E - All existing and proposed monuments and on-lot line markers shall be delineated on the final plan.

The applicant is requesting a waiver of the requirement to provide all existing and proposed monuments and on-lot line markers shall be delineated on the final plan.

Bruce Leisey made a motion, seconded by Clair Beyer to defer to the Board of Supervisors determination of Section 403.D.23 - The safe stopping distances (available and required) shall be provided on the land development plan. As per the Hanover Engineering letter dated 11/23/15, the sight distance to the west is insufficient. * The motion was approved unanimously.

Bruce Leisey made a motion, seconded by Clair Beyer to grant conditional approval contingent on compliance with the Hanover Engineering letter dated 11/23/15. * The motion was approved unanimously.

2. John & Stephanie Gooding - Subdivision Plan

Ron Hogg, Land Grant Surveyors, reviewed the plan with the Planning Commission members. The Gooding project proposes to subdivide 1.79 acre lot with dwelling from a 6.499 acre tract that contained 2 dwellings. The resultant lot will contain 4.846 acres and one dwelling. The new lot will have access to Kleinfeltersville Road via an existing 12' R-O-W through the neighbor's property.

Bruce Leisey made a motion, seconded by Clair Beyer to defer Section 403.D.4 and Section 403.D.26 until future driveway is installed in the event that the existing access right-of-way is to be extinguished. * The motion was approved unanimously.

Clair Beyer made a motion, seconded by Bruce Leisey to approve the plan contingent on compliance with the Hanover Engineering letter dated 11/20/15. * The motion was approved unanimously.

New Business

1. Parking Ordinance Discussion

Tabled

Old Business

None

Adjournment

Bruce Leisey made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:55 p.m. *The motion was approved unanimously.

_____ABSENT_____

Adrian Kapp, Chairman

Jon Price, Vice Chairman

Clair Beyer, Member

_____ABSENT_____

Annie Reinhart, Secretary

Bruce Leisey, Member