

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### November 23, 2020

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

Also present was Bruce Leisey, Township Manager and Bob Lynn Hanover Engineering.

The meeting was called to order by Jon Price at 7:00 PM.

#### Approval of the Minutes

Adrian Kapp made a motion, seconded by Rick Gehman to approve the July 27, 2020 meeting minutes. \* The motion was unanimously approved.

Adrian Kapp made a motion, seconded by Rick Gehman to approve the September 28, 2020 meeting minutes. \* The motion was unanimously approved.

#### Correspondence

None

#### Plan Review

##### 1. Homestead Investments - Lot Add-on Plan #20-08

Andrew Adams, Diehm & Sons and Marcus Kline, Developer reviewed with plan with the Planning Commission members.

The purpose of this plan is the lot addition(s); Parcel A will be added to and adjoined with adjacent land of Marcus and Joan Kline (Lot #1), Parcel B will be added to and adjoined with adjacent land of Homestead Investments (Lot #2), Parcel C will be added to and adjoined with adjacent lands of Homestead investments (Lot #3). This will create a 16.631-acre Lot #1, a 3.102-acre Lot #2 and a 1.427-acre Lot #3.

After review and discussion, Adrian Kapp made a motion, seconded by Rick Gehman to approve the following modification and deferral for the plan. \* The motion was unanimously approved.

Section 402.A.1 - Plan Scale

The applicant is requesting a modification of the requirement to provide a minimum plan scale of 1" = 50'. The applicant is proposing a plan scale of 1' = 60' to allow the total existing tract boundaries, per field survey, to be shown on a single plan sheet. The applicant notes that the plan is legible at this scale.

Section 402.C(4)(f) and Section 407 - Wetland Location and Wetland Study

The applicant is requesting a deferral of the requirement to provide a wetland study and report for the project. The justification provided is that no new construction is occurring at this time. The applicant has included a note to the plan to address that wetlands may be present on the site based upon the National Wetland Mapper inventory and a wetland study an report must be completed prior to any new construction occurring on Lot(s) 1, 2, and/or 3 to the satisfactory of the Subdivision and Land Development Ordinance requirements.

Adrian Kapp made a motion, seconded by Rick Gehman to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 10/29/20. \* The motion was unanimously approved.

New Business

- 1. Update on LCPC Regional Comp Plan Process

Porter Stevens, LCPC Representative, updated the Planning Commission on the status of the Regional Comp Plan process.

Adjournment

Adrian Kapp made a motion, seconded by Rick Gehman, to adjourn the meeting at 8:18 p.m. \*The motion was approved unanimously.

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Adrian Kapp, Vice Chairman

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Jon Price, Chairman

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ABSENT  
Clair Beyer, Member

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ABSENT  
Josh Reist, Secretary

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Rick Gehman, Member