

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

November 24, 2014

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

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:00 p.m.

Reading of the Minutes

Jon Price made a motion, seconded by Annie Reinhart, to dispense with the reading of the minutes of the September 22, 2014 meeting. * The motion was approved unanimously.

Approval of the Minutes

Jon Price made a motion, seconded by Annie Reinhart, to approve the minutes of the September 22, 2014 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Gerald M. & Lorraine W. Hursh - Lot Add-On Plan #14-09

Ted Cromleigh, Diehm and Sons Engineer for the Developer, reviewed the lot add-on plan with the Planning Commission.

The Hursh Lot Add-On Plan is proposing a centerline separation/lot add-on between two existing deed tracts owned by Gerald and Loraine Hursh and Elvin and Mary Hursh. The project is being done for "estate planning purposes" and is proposing no new construction. All lands are presently used for agricultural purposes and will continue to

be used for the same for the foreseeable future. The goal of the subdivision is to split the lands of the property by the centerline of West Burkholder Drive with Elvin and Mary Hursh receiving Lot 2 (lands on the North side of West Burkholder Drive and the West side of Wood Corner Road).

Bruce Leisey made a motion, seconded by Annie Reinhart to approve the following deferral and waiver. * The motion was unanimously approved.

Section 610.A.3.a - Sewage Testing required for all Proposed Lots

The applicant is requesting a deferral of the requirement to provide proper sewage testing for Proposed Lot 2. The applicant states no new on-lot sewage systems are being proposed for either lot. The applicant notes that if Lot 2 were to be developed in the future, it would be developed for Light Industrial use and this would more than likely require the extension of public water and sewer service to the site. The applicant also states that a DEP Non-Building declaration in support of the Ag use parcel (lot 2) is being created. The declaration states that the parcel (Lot 2) cannot be developed without proper planning that would include soils testing and DEP sewage planning and this restriction will be incorporated into the future deeds of Lot 2.

Section 610.A.3.b - Replacement Location for On-Lot Sewage Systems Required

The applicant is requesting a waiver of the requirement to provide a replacement location for an on-lot sewage system. The applicant states that no new on-lot systems are being proposed for either lot. The applicant notes that the lands of Lot 1 (land of Gerald and Lorraine Hursh) on the south side of West Burkholder Drive are being increased in size from 25.16 acres to 29.08 acres. The applicant also states that the land holdings for the property with the current plan will be re-aligned so that all new land is now located on the same side of West Burkholder Drive as the existing improvements on the property. The lands comprising the lot are flat, well drained agriculture and would provide ample room for replacement absorption area.

Bruce Leisey made a motion, seconded by Annie Reinhart to recommend approval of the Gerald M. & Lorraine W. Hursh Lot Add-On Plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 11/20/14. * The motion was unanimously approved.

Bruce Leisey made a motion, seconded by Annie Reinhart to approve and execute the DEP Non-Building Declaration, the declaration states that the lot cannot be developed without proper planning which includes soils testing and DEP sewage planning. * The motion was unanimously approved.

New Business

1. Acceptance of Clair Weaver Lot Add-On Plan #14-11

Bruce Leisey made a motion, seconded by Jon Price to accept the Clair Weaver Lot Add-On Plan for review. * The motion was approved unanimously.

Old Business

None

Adjournment

Jon Price made a motion, seconded by Annie Reinhart, to adjourn the meeting at 7:24 p.m. * The motion was approved unanimously.

Adrian Kapp, Chairman

Jon Price, Vice Chairman

Clair Beyer, Member

Annie Reinhart, Secretary

Bruce Leisey, Member