

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### November 25, 2019

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

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

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:03 PM.

#### Reading of the Minutes

Clair Beyer made a motion, seconded by Rick Gehman, to dispense with the reading of the minutes of the August 26, 2019 and October 28, 2019 meeting. \* The motion was approved unanimously.

#### Approval of the Minutes

Rick Gehman made a motion, seconded by Clair Beyer to approve the minutes from the August 26, 2019 meeting. \* The motion was approved unanimously.

Clair Beyer made a motion, seconded by Clair Beyer to approve the minutes from the October 28, 2019 meeting. \* The motion was approved unanimously.

#### Plan Review

##### 1. Woodcorner Properties, LLC - Land Development

Ted Cromleigh, Diehm & Sons reviewed the plan with the Planning Commission Members. The plan is for Lot 4 of the Countryside Enterprise subdivision. The plan proposes the construction of a new 71,780 sq ft building, stand alone garage building, parking and loading areas. The plan proposes a stormwater management basin to control stormwater runoff from the site.

Clair Beyer made a motion, seconded by Rick Gehman to approve the following waiver, deferral and modifications as outlined in the Hanover Engineering letter dated 11/21/19. \* The motion was unanimously approved.

### Section 303 - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to provide a Preliminary Plan for the project. The application notes that they will address the requirements of the preliminary and final plans in a combined submission. The applicant feels the plan is simple in nature and is part of a larger planned industrial development.

### Section 409.B.2 - Environmental Impact Assessment required for buildings over 10,000 SF

The applicant is requesting a modification of the requirement to provide an Environmental Impact Assessment (EIA) for the proposed 71,780 sf building. The applicant notes that the project is proposed in a planned industrial development (Countryside Enterprise) and an EIA was provided with the overall development. The applicant indicates the property is actively cultivated, reducing the possibility of environmental impact. The applicant has provided the project PNDI to confirm no environmental impacts.

### Section 602.V.12 and 603.B - Sidewalks

The applicant is requesting a deferral of the requirement to provide sidewalks. The applicant states that the surrounding area has no sidewalks within 1,000 feet of the site and the proposed business will not generation any pedestrian traffic. The applicant is requesting a deferment to install the sidewalk until such time as the Township deems it necessary.

### Section 603.A.2.b - Parking in Front of a Building in the LI Zone

The applicant is requesting a modification to allow parking in the front yard. The applicant desires to separate vehicular traffic from loading activities. The applicant notes the handling of trusses requires a great deal of space. The applicant indicates if all the required parking were to be provided to the site or rear of the building lot it would interfere with the loading and unloading activities. Enterprise Road is a private street and other plans in this industrial development have been granted relief. The applicant indicates this will be consistent with the other lots in this development. The applicant notes that landscaping has been provided to soften the front of the property which they feel will be an attractive site even with the parking in the front of the building.

### Section 603.A.2.e - Parking to be 30 feet from Buildings in LI Zone

The applicant is requesting a modification of the requirement that parking spaces shall be provided at least 30 feet from buildings in the Limited Industrial Zoning District to allow 6 proposed spaces to be located closer than 30 feet to the building. The applicant feels this is a great location for employee parking that is out of the way of loading and other trucking operations. The applicant indicates a letter requesting the Lincoln Fire Company's input on the 30-foot separation requirement and plan were sent to the Fire Chief.

#### Section 603.D.6 - Two Separate Distinct Means of Access for Non-Residential Buildings Over 15,000 SF

The applicant is requesting a modification of this requirement to provide the second access. The applicant notes that the lot has limited frontage on Enterprise Road. The applicant acknowledges this was done at the design stage for the Countryside Enterprise project, however it was not known at the time what use might occupy this property and whether this requirement would be applicable. The applicant notes it is possible to comply with this requirement by bringing an access drive from the residences on the adjacent Countryside Enterprise property over to the proposed parking lot, however the applicant feels this is not desirable since it is not obvious for emergency personnel that they have access through the farm lot. The applicant also feels that the access drive connection in time could lead to traffic using the access. The applicant proposes the alternate of providing a 90' side entrance onto the cul-de-sac. The applicant notes that this is unusual, and it would be undesirable along a normal road, they believe this will work at the terminus of a private street. The only traffic that will be coming into the cul-de-sac on a regular basis will be going to Superior Trusses. The applicant feels the 90-foot-wide access is highly unlikely to be completely blocked by any emergency thus providing a safe means of access to the property under any circumstances. The applicant notes that in the future if the cul-de-sac is removed and Enterprise Road is extended further west, this access could be narrowed where it connects to Enterprise Road and a second access would be added at the west end of the parking lot.

#### Section 609.E.4.c - Trees Interior to the Parking Lot

The applicant is requesting a modification of the requirement to provide an interior tree for every 5 parking spaces. The applicant feels the plan provides for plentiful interior landscaping in the parking areas, both the proposed and the future parking. Since the parking is provided in single rows/aisles, providing an interior tree for every five parking spaces, the applicant feels it would be excessive and create an undue burden to the maintenance of the parking lot. The applicant also notes that the future parking along the southern property line is going to be truck maneuvering space for now and landscape islands would interfere with truck maneuvers. The plan requires 30 interior trees in accordance with the standard. The applicant is requesting a modification to provide seven of the 30 trees in the interior landscape islands and the other 23 required trees immediately adjacent to the parking along the perimeter. The applicant notes that this will provide a similar and near-equal effect for the parking. The trees placed along the future parking on the southern property line will have the added benefit of reducing the heating effect of the loading area pavement.

Adrian Kapp made a motion, seconded by Clair Beyer to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 11/21/19. \* The motion was unanimously approved.

New Business

- 1. Review upcoming Zoning Hearing for December 5, 2019

Bruce Leisey reviewed the Zoning Hearings with the Planning Commission members.

Case 641 is for Nelson Horst, 320 Clay School Road, Ephrata located within the AG Zoning District. The applicant is requesting a Special Exception of Section 302.B.2.c and/or 302.B.2.e as an accessory use to the property.

Case 642 is for Marc Startoni, 204 Black Oak Road, Lebanon for the property located at the intersection of Woodcock and Laurel Drive, within the FR Zoning District. The applicant is requesting a Variance of Section 301.B.1 to allow a dwelling to be built on the property as a permitted use and Section 301.C.1 to exceed the maximum lot coverage. The applicant is also asking for a Special Exception of Section 513 to allow a portion of the access drive to be in an area that exceeds 20% slopes.

After review, the Planning Commission had no comments to forward to the Zoning Hearing Board regarding the hearings.

Old Business

- 1. Review Forestry Ordinance Updates

Township Staff reviewed the updated proposed Ordinance with the Planning Commission members.

Clair Beyer made a motion, seconded by Rick Gehman to recommend adoption of the updated proposed Forestry Ordinance to the Board of Supervisors. \* The motion was unanimously approved.

Adjournment

Adrian Kapp made a motion, seconded by Rick Gehman, to adjourn the meeting at 8:45 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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Clair Beyer, Member

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ABSENT  
Josh Reist, Secretary

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Rick Gehman, Member