

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

October 23, 2017

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

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

Reading of the Minutes

Josh Reist made a motion, seconded by Rick Gehman, to dispense with the reading of the minutes of the September 25, 2017 meeting. * The motion was approved unanimously.

Approval of the Minutes

This item was tabled as there was no quorum to approve the September 25, 2017 meeting minutes.

Correspondence

None

Plan Review

1. Wilmer & Ruth Thomas - Waiver Request

Bruce Leisey, Township Manager, reviewed the waiver request with the Planning Commission members.

Mr. Thomas is requesting a waiver of Section 403.E.4.f of the Clay Township SALDO to provide a Land Development Agreement for his subdivision plan.

The project is proposing one new farm tract. New construction is limited to a single family farm dwelling, small 1200 sq ft barn, on lot well and septic system. The applicant feels providing a simplified Stormwater MOU will meet the intent of the Ordinance.

Josh Reist made a motion, seconded by Rick Gehman to recommend approval of the waiver of Section 403.E.4.f for the Thomas plan. * The motion was approved unanimously.

2. First Response Team of America - Land Development Plan

Tom Matteson and Kurt Williams, representatives for the developer, reviewed the plan with the Planning Commission members.

There was discussion on the waiver requests.

Mr. Matteson informed the Planning Commission that the developer would like to modify his waiver request on Section 609.f.2 - Landscape screening to provide the same number of trees that would be required to meet these regulations on the plan. They find it difficult to locate all the trees on the plan without overcrowding the trees on the West, North and East sides of the property.

Adrian Kapp reviewed the plan and stated it appears the trees would be planted 10 feet on center which in his opinion is too close and would end up killing the trees.

After discussion, it was decided to allow the developer to reduce the plantings by 7 on the west side, 22 on the north side and 18 on the east side of the property. This would allow the remaining trees to be planted 15 feet on center.

Rick Gehman made a motion, seconded by Josh Reist to recommend approval of the following waivers, modifications and deferrals with the above noted change on waiver request on Section 609.f.2 as outlined in the Hanover Engineering letter dated 10/19/17. * The motion was unanimously approved.

Section 303.A - 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 - Profiles shall be drawn at a scale of 1" = 50' horizontal and 1" = 10' vertical

The applicant is requesting a waiver of the requirement to provide profiles drawn at a scale of 1" = 50' horizontal and 1" = 10' vertical. The applicant states that the plan has been prepared at a scale of 1" = 40', which is permitted. The applicant feels that it makes sense that the profiles are drawn at the same scale of the plan and that the profiles are drawn at a scale of 1" = 40' horizontal and 1" = 8' vertical. The applicant notes that the 1" = 8' vertical scale is to maintain the vertical exaggeration required by the Ordinance.

Section 409 - Environmental Impact Assessment Report required for buildings over 10,000 sq ft

The applicant is requesting a waiver of the requirement to submit an Environmental Impact Assessment (EIA) Report for buildings over 10,000 sq ft. The applicant states that the proposed building, at full buildout, is proposed to be 79,997 sq ft and the building will be located in a planned industrial development. The applicant has noted that a EIA Report has been provided with the overall development and that the existing property is actively cultivated, reducing any possibility of environmental impact. The applicant also notes that a current PNDI search has been included with this plan submission that confirms no environmental impacts.

Section 602.N.1 - 100' clear sight triangles at all intersections

The applicant is requesting a modification of the requirement to provide 100' clear sight triangles at all intersections. The applicant states that the plan proposes a second access drive into the front parking lot and the required 100' clear sight triangle would require the removal of parking along the front of the building. The applicant notes that the traffic coming out of this access drive would be travelling slowly and that a stop sign is proposed on the plan. The applicant proposes an alternate clear sight triangle with dimensions of 100' along the roadway and 75' along Access Drive B. The applicant feels that the dimensions of this clear sight triangle will still provide a good amount of visibility at the intersection while allowing the parking to still be provided.

Section 602.V.12 - Sidewalks required along property frontage and within the development

The applicant is requesting a deferral of the requirement to install sidewalks until a time that the Township deems necessary. The applicant states that there is no sidewalk within 1,000 feet of the site and the proposed business will not generate any pedestrian traffic.

Section 603.A.2.b - No parking shall be permitted in front of the building

The applicant is requesting a modification of the requirement of no parking being permitted in front of the building along Enterprise Road. The applicant states that all of the required parking has been located in the front yard between the building and Enterprise Road because the site is disadvantaged by having the frontage on two (2) different roads. The applicant notes that if the parking is located behind the building the loading docks will have to be located at the front of the building and that vehicular

parking would be far more desirable at the front of the building. The applicant has indicated landscaping on the plans to be provided to soften the parking lot at the front of the building and believes that the landscaping will be an attractive site even with the parking at the front of the building. The applicant notes that this waiver was granted to the neighboring Tents for Rent lot and has added a second access, as requested.

Section 603.A.2.e - All parking areas shall be located a minimum of 30 feet from any building

The applicant is requesting a waiver of the requirement of all parking be located a minimum of 30 feet from any building. The applicant states that there is insufficient depth on this lot to provide parking 30 feet away from the building. The applicant feels that the parking lot location to be convenient and safe for pedestrians.

Section 603.B.1 - Sidewalks required along all adjacent streets

The applicant is requesting a deferral of the requirement to install sidewalks until a time that the Township deems necessary. The applicant states that there is no sidewalk within 1,000 feet of the site and the proposed business will not generate any pedestrian traffic.

Section 603.C.4 - Curbing shall be constructed to the specifications as shown in the Clay Township Subdivision and Land Development Ordinance

The applicant is requesting a modification of the requirement to construct curbing to the specifications as shown in the Clay Township Subdivision and Land Development Ordinance (SALDO). The applicant acknowledges that the SALDO Appendices require the curbs to have an eight (8") inch reveal. The applicant would like to provide curbs with a seven (7") inch reveal to minimize the scraping of the undercarriage of vehicles and that none of the curbs are to be dedicated to the Township. The applicant has noted that in all other respects, the curbing will comply to the standards of the SALDO.

Section 609.E.4.b - Parking compounds shall include a minimum total landscape area equal to ten (10) percent of the parking area occupied by parking spaces

The applicant is requesting a modification of the requirement to provide a minimum total landscape area equal to ten (10) percent of the parking area occupied by parking spaces. The applicant notes that several landscape islands are proposed within the front parking lot, but not quite every ten (10) parking spaces and that in the rear of the building, at the loading and dock area, landscaping would be out of place. The applicant states that in the alternative to the requirement, the plan proposes landscaping to be placed between the parking lots and adjacent trees and feels that the disbursement of the landscaping in these areas will provide the aesthetic, environmental and buffering functions that trees planted in interior islands would provide.

Section 609.E.4.c - The interior of each parking lot shall have at least one (1) two (2) inch caliper deciduous shade tree for every five (5) parking spaces

The applicant is requesting a modification of the requirement that the interior of each parking lot shall have at least one (1) two (2) inch caliper deciduous shade tree for every five (5) parking spaces. The applicant notes that several landscape islands are proposed within the front parking lot, but not quite every ten (10) parking spaces and that in the rear of the building, at the loading and dock area, landscaping would be out of place. The applicant states that in the alternative to the requirement, the plan proposes landscaping to be placed between the lots and adjacent trees and feels that the disbursement of the landscaping in these areas will provide the aesthetic, environmental and buffering functions that trees planted in interior islands would provide.

Section 609.E.4.d.3 - Landscape islands shall be provided between every ten (10) parking spaces and at the end of each row

The applicant is requesting a modification of the requirement that the landscape islands be provided between every ten (10) parking spaces and as the end of each row. The applicant notes that several landscape islands are proposed within the front parking lot, but not quite every ten (10) parking spaces and that in the rear of the building, at the loading and dock area, landscaping would be out of place. The applicant states that in the alternative to the requirement, the plan proposes landscaping to be placed between the lots and adjacent trees and feels that the disbursement of the landscaping in these areas will provide the aesthetic, environmental and buffering function that trees planted in interior island would provide.

Section 609.F.2 - Landscape Screening

The applicant is requesting a modification to the landscape screening requirements. The applicant states that this section requires a high level and low level screen around the perimeter of the property adjacent to the public street. A completely screened buffer is not advisable from a policing and security standpoint and it could also make it difficult for those that need to find the business to locate it. The applicant proposes that instead of a complete visual screen of both high and low level plantings, a row of shrubs shall be planted to screen the parking and additional street trees. The applicant believes that the proposed landscape plan will create an attractive environment along Wood Corner Road and Enterprise Road. The applicant has made note that this is consistent with other projects involving parking lot projects within the Township that have been approved without the high and low level buffers such as Paul B Zimmerman Hardware, Two Cousins Pizza and The Udder Choice.

Rick Gehman made a motion, seconded by Josh Reist to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 10/19/17. * The motion was unanimously approved.

New Business

None

Old Business

1. Comprehensive Plan

There was discussion on the comprehensive plan process.

No decisions were made at this time.

Adjournment

Josh Reist made a motion, seconded by Rick Gehman, to adjourn the meeting at 8:00 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

ABSENT
Jon Price, Chairman

ABSENT
Clair Beyer, Secretary

Josh Reist, Member

Rick Gehman, Member