

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

October 24, 2016

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:02 p.m.

Reading of the Minutes

Clair Beyer made a motion, seconded by Adrian Kapp, to dispense with the reading of the minutes of the September 26, 2016. *The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer to approve the minutes from the September 26, 2016 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. EKM Enterprises - Land Development Plan #16-07

Ted Cromleigh, Diehm & Sons; Harvey Burkholder, representative of EKM; and Gary Martin, Owner reviewed the plan with the Planning Commission members.

The property is situated on the Southeast corner of the intersection of Wissler Road and West Main Street (SR-0322). Martin's Eggs is located on the 7.6-acre property. A land development plan was completed for the site in 2004. Stormwater was completed for that project with a detention basin. The 2004 project anticipated future impervious and included additional areas in the detention basin design. The current plan proposes a 33,650 sq ft building addition.

The Planning Commission reviewed the Hanover Engineering review letter dated 9/26/16.

There was discussion on Sections 612.B.3 and 612.B.4 of the Clay Township SALDO. These sections state that proposed buildings should not have large unbroken external walls and exterior facades of all buildings shall be finished in decorative material.

The Developer offered to paint a stripe on the proposed building the same size and height as the façade on the existing building.

The Planning Commission determined that the stripe would meet the intent of Sections 612.B.3 and 612.B.4. It was agreed that the installation of the stripe was unique to this project since the lot being developed is a double frontage lot.

Bruce Leisey made a motion, seconded by Adrian Kapp to approve the following waivers and deferral. * The motion was approved unanimously.

Section 408 - Traffic Impact Study

The applicant has requested a waiver of the requirement to submit a Traffic Impact Study. The justification provided is that when this site was initially developed in 2004, improvements were undertaken to accommodate the business and its impact to the adjacent roadway network. The applicant states that the proposed expansion is warehouse space only and does not represent a significant intensification of the existing use and that the project's design engineer has provided a trip generation report that provides an estimate of the additional traffic per ITE Trip Generation Manual. The applicant feels that based on the limited amount of additional traffic, a full Traffic Impact Study is unnecessary. There is no objection to the requested modification with the provided trip generation report and justification provided, subject to applicant clarifying that the number of existing employees and the number of employees to be added are part of the proposed expansion.

Section 409 - Environmental Impact Study

The applicant has requested a waiver of the requirement to submit an Environmental Impact Study. The justification provided is that it has been anticipated from the original development of the site that a building addition would be located on this part of the property and that the building is only warehouse space and will result in minimal new employees. The applicant states that the additional warehouse space will have no impact on the economic resources, educational facilities, public services, or environmental resources of the Township and that a wetland evaluation and PNDI inquiry have been included with the application and that both indicated no impact to significant environmental or historical resources. There is no objection to the waiver with the condition that a summary of the proposed minimal new employee count be provided to the Township as part of the justification.

Section 603.B - Sidewalks required along all adjacent street

The applicant has requested a deferral of the requirement to install sidewalks along all adjacent streets. The justification is that when the original development of the site was approved in 2004, the sidewalks were deferred. The applicant has stated that in the meantime, the Township has never felt the need to impose on the Owner to install the sidewalks. The applicant is requesting this sidewalk deferral to maintain that status quo. The applicant is with the understanding of that at any time the Township Supervisors believe the sidewalk needs to be installed, the applicant will install them and that a note has been placed on the submitted Final Plan noting the installation of the sidewalk at the request of the Township. There is no objection of the deferral based on the justification provided.

Section 301.J.5 and Section 11-504.A - Geological Evaluation

The applicant has requested a waiver of the requirement to submit a Geological Evaluation whenever a stormwater facility will be located in an area underlain by Carbonate Geology. The applicant states that the site is underlain by Carbonate Geology and that a cistern is being utilized to mitigate stormwater flows and that the cistern will be watertight, thereby eliminating any infiltration through the cistern. There is no objection of the deferral based on the justification provided.

Section 307.E.1.a - Cistern to dewater within 72 hours

The applicant has requested a waiver of the requirement for a cistern to dewater within 72-hours. The applicant states that the proposed cistern will supply water for egg washing and outside faucets and that the dewatering time has been calculated to be approximately 3.8 weeks. The applicant notes that the cistern will be utilized on a daily basis. The applicant has indicated that a dewatering time of three (3) days does not provide a reliable water source and that the operation anticipated drawing 25,000 gallons of water from the cistern each week and that water reuse is a method of stormwater control listed in the PA BMP Manual and that the NPDES permit has been obtained for this project utilizing the cistern design. The applicant has noted that the project's design engineer has designed the cistern to be tributary to the detention basin that we designed as part of the 2004 Land Development Plan which anticipated the future impervious area, and did not include the cistern in the basin's design. Additional information regarding the cistern has been requested.

Bruce Leisey made a motion, seconded by Adrain Kapp to recommend approval to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 9/26/16. * The motion was unanimously approved.

2. HomeTowne Square - Modification of Tree Species

Representatives from HomeTowne Square have requested a modification to the type of street tree species to be planted in the street and open space area in Phase 2. They are requesting the modification due to the potential beetle infestation and lower maintenance.

Adrian Kapp made a motion, seconded by Clair Beyer to recommend eliminating the Crimson King Maple, Summit Ash and Red Maple and add American Hornbeam, Thronless Honeylocust, American Hophornbeam and Japanese Tree Lilac for street trees and eliminating Redbud Crab and Little Leaf Linden and add Common Hackberry, Eastern Redbud and American Yellowweed for open space trees. * The motion was approved unanimously.

There was discussion on why the larger canopy threes were being planted on the streets and the smaller canopy trees in the open space area. The Township Manager will inquire about this.

Adjournment

Adrian Kapp made a motion, seconded by Clair Beyer, to adjourn the meeting at 8:02 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Bruce Leisey, Member