

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

October 24, 2022

Members present were Jon Price, Jay Zimmerman and Josh Reist. Adrian Kapp was absent.

Also present was Bruce Leisey, Township Manager, Wendy Hackman, Administrative Assistant, Bob Lynn, Hanover Engineering and Jennifer Mejia, Mejia Law Group.

Also present were those listed on the attendance sheet.

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

Approval of the Minutes

The September 26, 2022 meeting minutes were tabled at this time.

Correspondence

None

Plan Review

1. Refreshing Mountain Camp & Marlin Harnish - Sketch Plan

Justin and Marlin Harnish reviewed the sketch plan with the Planning Commission.

The proposed project includes removing a 1,900 sq ft portion of a meeting room and a 50X50 sq ft section of paving. It also proposes a new code compliant updated restroom building 12X50 sq ft similar in size to the existing building which will be removed. These proposed improvements will be located on the parcel owned by Refreshing Mountain Camp.

The proposed project also includes building a new 40X52 sq ft meeting room, adding an access drive and 2 ADA parking spaces on an adjacent lot owned by Marlin and Sharon Harnish. The total proposed impervious on this lot would be 8,280 sq ft.

There was discussion on a possible waiver of land development, storm water management, access, parking, water, sewer and easements between the two separately owned parcels. There was also discussion on doing a lot add on to the parcel owned by Refreshing Mountain Camp.

It was agreed that Bob Lynn and Bruce Leisey would draft a listing of items needing addressed for the proposed project to be in compliance with Township zoning, land development and stormwater regulations.

These items would be discussed at the next meeting.

New Business

1. Discussion on Modification to Billboard Sign Requirements

Jennifer Mejia gave an overview of the Township's current sign regulations and reviewed a proposed request for a billboard sign that has been received by Township Staff.

There were no decisions made and this item will be discussed at the next meeting.

Old Business

1. Discussion on Short Term Rentals and R3 Zoning Amendments

Both items were tabled at this time.

2. Review September Zoning Hearing Applications

Bruce Leisey reviewed the November Zoning Hearing Application with the Planning Commission. No comments were made.

Adjournment

Josh Reist made a motion, seconded by Jay Zimmerman, to adjourn the meeting at 8:33 p.m. *The motion was approved unanimously.

Jon Price, Chairman

ABSENT
Adrian Kapp, Vice Chairman

Josh Reist, Secretary

Jay Zimmerman, Member