

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### October 26, 2015

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:05 p.m.

#### Reading of the Minutes

Clair Beyer made a motion, seconded by Bruce Leisey, to dispense with the reading of the minutes of the September 28, 2015 meeting. \*The motion was approved unanimously.

#### Approval of the Minutes

Bruce Leisey made a motion, seconded by Clair Beyer to approve the minutes from the September 28, 2015 meeting with noted attendance changes. \* The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

##### 1. Christian Landis - Land Development Plan

Joan Kimsey, TeamAg, reviewed the plan with the Planning Commission members. Christian Landis is planning to expand his farm operation with the construction of two poultry barns located on the south side of Durlach Hill Road between Durlach Road and Flintstone Road in Clay Township, Lancaster County, PA. The new poultry barns will be constructed approximately 100 feet east of existing barn. The total delineated earth disturbance area is approximately 5.96 acres.

Bruce Leisey made a motion, seconded by Clair Beyer to approve the following waivers/modifications/deferral for the plan as per Hanover Engineering letter dated 10/26/15. \* The motion was unanimously approved.

Section 401.B.9 and Section 403.D.13 - Location and material of all lot line markers

The applicant is requesting a waiver of the requirement to provide the location and material of all lot line markers on the land development plan. The justification provide for this is the project is an existing Agricultural property subject to agricultural land preservation easement. The property is protected from future development under these easements. No boundary survey was performed as part of this project, only a survey of the topographic information was performed.

Section 402.A.1 - Plan Scale shall be minimum of 1" = 50'

The applicant is requesting a modification of the requirement to provide a minimum plan scale of 1" = 50'. The applicant has provided a site plan at a scale of 1" = 100'. The justification provided is that the total lot area is 75 acres.

Section 403.E.4.f - Land Development Agreement

The applicant is requesting a waiver of the Land Development Agreement requirement for the project. The applicant states the project is not creating any additional lot nor conveying any public amenities. The applicant also indicates the project will have a Stormwater Management Agreement and Declaration of easement agreement which will address any issues of future maintenance and site access.

Section 602.K and Section 602.K.2 - Minimum 60-foot right-of-way width for Durlach Hill Road

The applicant is requesting a waiver of the requirement to provide a minimum 60 foot wide right-of-way for the portion of the Durlach Hill Road adjacent to the project site. The justification provided is that the farm is in Ag Preserve.

Section 602.K.3 - Roadside Improvements

The applicant is requesting a deferral of the requirement to improve the side of Durlach Hill Road to the minimum standards of the Subdivison and Land Development Ordinance. The justification provided is that Durlach Hill Road is a rural road and the applicant notes the Township has no immediate plans to widen the roadway.

Section 603.D.6 - Secondary Emergency Access

The applicant is requesting a modification to allow for emergency access off Durlach Hill Road as noted on the plan.

Stormwater Management

Section 11-307.A.2 - Fencing shall be provided for slopes steeper than 5:1

The applicant is requesting a waiver of the requirement to provide fencing around a basin with side slopes greater than 5:1. The justification provided is that the stormwater storage facility is located on private property and should not be accessible to the public.

### Stormwater Management

#### Section 11-307.B.1.b(2) - Maximum interior slope of 5:1

The applicant is requesting a waiver of the requirement to provide a maximum slope of 5:1 for above ground storage facilities with a depth of two to eight feet (2-8'). The applicant is providing a side slope of 3:1. No justification has been provided.

### Stormwater Management

#### Section 11-302.D - Dewatering time less than 24 hours and not greater than 72 hours

The applicant is requesting a modification of the requirement to dewater the proposed stormwater basin between 24 and 72 hours. The basin dewateres in 14.6 hours. The justification provided is that the stormwater detention facility, although located in karst geology, does not provide infiltration and drains in less than the required 24 hours.

### Stormwater Management

#### Section 11-303.C - Dewatering time not less than 24 hours for the 100-year storm event

The applicant is requesting a modification of the requirement to dewater the proposed stormwater basins in 24 hours for the 100-year storm. The basin dewateres in 14.6 hours. The justification provided is that the stormwater detention facility, although located in karst geology, does not provide infiltration and drains in less than the required 24 hours.

The Planning Commission will consider conditional approval upon receipt of evidence of acceptance and review of the NPDES Permit.

### New Business

#### 1. Parking Ordinance Discussion

Tabled until next meeting

### Old Business

None

Adjournment

Bruce Leisey made a motion, seconded by Clair Beyer, to adjourn the meeting at 8:15 p.m. \*The motion was approved unanimously.

ABSENT  
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Adrian Kapp, Chairman

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Jon Price, Vice Chairman

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Clair Beyer, Member

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Annie Reinhart, Secretary

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Bruce Leisey, Member