

CLAY TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
October 26, 2021

The Supervisors of Clay Township met on an advertised meeting date of October 26, 2021, at 7:00 a.m. at the Clay Township Municipal Office, 870 Durlach Road, Stevens, Pennsylvania, at a time and place duly established to hold such a meeting and advertised and posted in accordance with the Second-Class Township Code and the Sunshine Law.

Supervisors present were Timothy Lausch, Chairman, Keith Martin, Vice-President and Gary Landis, Secretary.

Bruce Leisey, Township Manager, Jennifer Mejia , Mejia Law Group and Robert Lynn, Hanover Engineering, Associates were also present.

Timothy Lausch called the meeting to order at 7:00 a.m.

Meeting Minutes

Gary Landis made a motion, seconded by Keith Martin to approve the September 28, 2021 meeting minutes with the correction on page 2, item 2 “till” to “until”. * The motion was approved unanimously.

Visitors

None

Bills to be Paid

Keith Martin made a motion, seconded by Gary Landis to approve a General Fund bill in the amount of \$798.55. * The motion was approved unanimously.

Engineer’s Report

1. YWAM – Discussion on Development of a “Campus Overlay” District

Dwight Yoder, Luke Weaver, Chris Zimmerman and David Hollinger representatives with YWAM discussed the development of a “Campus Overlay” district with the Board of Supervisors.

Youth With A Mission Twin Pine Campus (YWAM) owns two properties in Clay Township. The properties are located at 1934 West Main Street (Main Street property) and 100 Wood Corner

Road (Wood Corner property). YWAM operates a discipleship program that trains and sends young people to share the gospel of Jesus.

YWAM currently uses a portion of the Main Street property to run its discipleship program. When YWAM purchased the Main Street property it contained an assortment of commercial, office, assembly and storage use as well as a bed and breakfast. The Wood Corner property is undeveloped but has an existing farmhouse and three mobile homes that were approved and have been used as rentals since the 1980s.

YWAM has been working on developing a long-term master plan for constructing a campus on the two properties. YWAM envisions retaining a strip of commercial land along Route 322 and developing its campus to the rear of the Main Street property and on the Wood Corner property. Presently the Township's Zoning Ordinance does not have an appropriate zoning designation for such a campus use. Accordingly, YWAM would like to work with the Township to revise the Zoning Ordinance to allow for a campus use on these two properties.

One possibility is the development of an "overlay" campus district for these two properties. This would allow the underlying Limited Industrial zoning to remain in place while also allowing a campus use.

The campus currently has 30+ students enrolled with 41 staff. At full capacity there would be up to 100+ students with 100-200 students and staff living on campus.

After review of the proposal, the Board of Supervisors recommended the Developer submit a sketch plan to the Planning Commission.

Old Business

None

New Business

1. Public Works Update

The Board of Supervisors presented Earl Stauffer with a gift of recognition of his 33 years of service with the Township. Earl retired from the position of Road Master in April 2021.

2. Manager Update

This item was table until next meeting.

3. Approve Resolution Authorizing Execution of Multi Modal Grant

Bruce Leisey reviewed the Resolution with the Board of Supervisors.

Keith Martin made a motion, seconded Gary Landis to approve and execute Resolution #102621 requesting a Multi Modal Transportation Fund Grant in the amount of \$466,444.20 to be used for improvements to the intersection at Durlach Road, Woodcorner Road and West Main Street and designated Bruce Leisey, Township Manager and Tim Lausch, Chairman to execute all documents and agreements to facilitate in obtaining the grant request. * The motion was unanimously approved.

4. Execute Grant Funding Commitment Letter

After review, Keith Martin made a motion, seconded by Gary Landis to authorize Tim Lausch to execute letter authorizing the commitment of \$466,444.22 to the estimated cost of the grant project cost. * The motion was unanimously approved.

** Keith Martin excused himself from the meeting because of a work conflict. **

5. Road Inspection

Tim Lausch, Gary Landis, Bruce Leisey and Gary Calik went on a Road Inspection. Areas visited were West Girl Scout Road, Flintstone Road, Durlach Hill Road and Middle Creek Road.

No decisions were made.

Adjournment

Gary Landis made a motion, seconded by Tim Lausch, to adjourn the meeting at 10:30 a.m. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary