

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### October 28, 2019

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

Also present was Bruce Leisey, Clay Township and Bob Lynn, Hanover Engineering.

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:03 PM.

#### Reading of the Minutes

Clair Beyer made a motion, seconded by Rick Gehman, to dispense with the reading of the minutes of the August 26, 2019 meeting. \* The motion was approved unanimously.

#### Approval of the Minutes

Approval of the August 26, 2019 meeting minutes was tabled cause of no quorum to approve.

#### Plan Review

##### 1. 665 Hopeland Road - Lot Add On Plan

Ron Hershey, Hershey Surveying, and Jay Lloyd Wise, Developer, reviewed the plan with the Planning Commission members.

The Lot Add-On Plan proposes to join 10.395 acres from a 12.055-acre lot (665 Hopeland Road) to their existing 80.07-acre farm (1110 Sun Valley Road). The remaining lots will be a 1.66-acre residential lot (665 Hopeland Road) and a 90.47-acre ag lot (1110 Sun Valley Road).

Rick Gehman made a motion, seconded by Clair Beyer to approve a modification of Section 402.B.10 to reduce map scale on plan and a deferral of Section 602.K.3 to defer road improvements along lot frontage on Maple Street. \* The motion was unanimously approved.

Rick Gehman made a motion, seconded by Clair Beyer to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 10/18/19. \* The motion was unanimously approved.

### New Business

1. Review upcoming Zoning Hearing for November 7, 2019

Bruce Leisey reviewed Case #640 for Furnace Hills Retreat with the Planning Commission members.

The consensus from the Planning Commission members was that since there will be no land development activities or subdivision of land, they had no comments.

2. Review Penn DOT Grant Application for compliance with Comp Plan

Bob Lynn and Bruce Leisey reviewed the grant proposal with the Planning Commission members.

After discussion, Clair Beyer made a motion, seconded by Rick Gehman to authorize Jon Price to forward correspondence to Hanover Engineering Associates informing them the Township's Planning Commission believes the grant application/project is in compliance with the Clay Township's Comprehensive Plan and would allow traffic to move safely and efficiently through the intersection. \* The motion was unanimously approved.

### Old Business

1. Review Forestry Ordinance Updates

Tabled until next meeting.

Adjournment

Clair Beyer made a motion, seconded by Rick Gehman, to adjourn the meeting at 7:49 p.m. \* The motion was approved unanimously.

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ABSENT  
Adrian Kapp, Vice Chairman

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Jon Price, Chairman

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Clair Beyer, Member

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ABSENT  
Josh Reist, Secretary

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Rick Gehman, Member