

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### September 22, 2014

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

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:05 p.m.

#### Reading of the Minutes

Jon Price made a motion, seconded by Annie Reinhart, to dispense with the reading of the minutes of the August 25, 2014 meeting. \* The motion was approved unanimously.

#### Approval of the Minutes

Jon Price made a motion, seconded by Annie Reinhart, to approve the minutes of the August 25, 2014 meeting. \* The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

##### 1. John D. Stoltzfus, Jr. - Lot Add-On Plan #14-07

John Stoltzfus is the owner of two vacant tracts of woodland located along the East side of Seglock Road located in the Clay Township AT - Agricultural Transition zoning district.

Mr. Stoltzfus is proposing a lot addition plan of parcel A - 1.397 acres, to be added to adjoin lands of Russel V & Cheryl A. Ackley. The Ackley property is 1.67 acres in size - resultant area to be 3.07 acres. The Ackley property is fully improved with a house,

garage, on-lot sewage disposal system and well. The lot addition is for additional area, no new construction will result. The soils comprising the Ackely property are Ungers extremely stony loam, 3 to 8 percent slopes - Sub-Class VII (non-prime) soils. Also being proposed is a lot addition of parcel b - 1.288, to be added to other land of John D Stoltzfus, Jr. The Stoltzfus deed is presently 127.57 acres in size - resultant area to be 128.85 acres in size. The Stoltzfus property is vacant woodland used for recreational purposes. There are no future plans to construct any improvements on the property.

Jon Price made a motion, seconded by Annie Reinhart to recommend approval of the John D Stoltzfus plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 9/18/14. \* The motion was unanimously approved.

## 2. Fox Family Partners

Chad Fox, developer, discussed his request for a modification of landscaping with the Planning Commission. They are proposing to substitute eight (8) Cleveland Pear trees for the four (4) Maples, one (1) Golden Raintree and three (3) Red Oaks. They are also proposing to relocate the trees as indicated on the submitted drawing. Three trees will be moved to the NE corner of the property, one on each side of the driveway, one centered along the Western edge of the property and one in the SE corner along Rt 322. They are also proposing to replace the thirteen (13) Mt. Laurel, twenty-one (21) Cherry Laurel and six (6) Rhododendron with forty (40) Inkberry Holly's and Golden Hinoki Cypress. The trees will be relocated to provide more visibility to the building and small plantings for additional color.

The Planning Commission has some concern with the potential limb breakage of pear trees.

Mr. Fox stated that his Landscaper stated Cleveland Pears are less likely to have limb breakage than the other tree variety.

Bruce Leisey made a motion, seconded by Jon Price to recommend approval of the landscape modification request by the Board of Supervisors. \* The motion was unanimously approved.

## New Business

### 1. Discussion on Parking and Inspection Amendments to Zoning and SALDO

This item was tabled at this time.

Old Business

None

Adjournment

Jon Price made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:45 p.m.

\* The motion was approved unanimously.

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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