

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 28, 2020

Members present were Jon Price, Adrian Kapp and Josh Reist (via telephone). Rick Gehman and Clair Beyer were absent.

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

The meeting was called to order by Jon Price at 7:01 PM.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Josh Reist to approve the January 27, 2020 meeting minutes. * The motion was unanimously approved.

Adrian Kapp made a motion, seconded by Josh Reist to approve the June 22, 2020 meeting minutes. * The motion was unanimously approved.

The approval of the July 27, 2020 meeting minutes was tabled due to no quorum.

Correspondence

None

Plan Review

1. Thomas Livingston - Lot Add-On Plan 20-07

Ted Cromleigh, Diehm and Sons and Tom Livingston, Developer reviewed the plan with the Planning Commission members.

Thomas & Denise Livingston own a 7.355-acre property at 125 Woodcock Drive, Newmanstown. The property is to the south of Woodcock Drive and is situated in the Clay Township Forest Recreation (FR) district in Lancaster County. The plan proposes to add two parcels onto the Livingston property. Parcel 'A' is a 0.693-acre tract proposed to be added from the Roberts property to the Livingston property. This proposed parcel is located mostly in the Clay Township Forest Recreation (FR) district in Lancaster County. The parcel is situated on the south side of Woodcock Drive and is currently vacant and wooded. The intended use of the parcel is to give the property legal road frontage and potential future access to Woodcock Drive. The parcel upon

approval/recording will be transferred to the Livingstons. Parcel 'B' is a 0.054-acre tract proposed to be added from the Hurst property to the Livingston property.

Adrian Kapp made a motion, seconded by Josh Reist to approve the following modification as outlined in the Hanover Engineering letter dated 9/11/20. * The motion was unanimously approved.

Section 402.A.1 - Plan Scale

The applicant is requesting a modification of the requirement to provide a minimum plan scale of 1" =50'. The applicant is proposing a plan scale of 1" =60' to allow the total existing tract boundaries, per field survey, to be shown on a single plan sheet. The applicant notes that the plan is legible at this scale. The applicant also states that they have provided a proposed features sheet showing the area of the add-on and Parcels 'A' and 'B' at 1" =50' scale.

Adrian Kapp made a motion, seconded by Josh Reist to approve the DEP Non-Building Waiver. * The motion was unanimously approved.

Adrian Kapp made a motion, seconded by Josh Reist to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 9/1/20. * The motion was unanimously approved.

2. Blue Bell MHP - Land Development Plan 20-05

Dave Mease, Diehm and Sons reviewed the plan with the Planning Commission members.

The plan proposes expansion of existing mobile home park; construction of twenty-five (25) mobile homes lots (including the relocation of two existing mobile homes), 59 parking spaces, wood chip walking trail and other associated infrastructure.

There was discussion on the waiver requests and proposed changes to the streets and stormwater facilities.

Adrian Kapp made a motion, seconded by Josh Reist to approve the following modifications and deferrals. * The motion was unanimously approved.

Section 303.A - Preliminary Plan

The applicant is requesting a modification for the requirement to submit a Preliminary Plan and is proposing to submit a Preliminary/Final Land Development Plan to meet the requirements of both the preliminary and final plan requirements. The applicant feels this is justified due to the nature and limited scope of the project. The project is an expansion of an existing mobile home park. The applicant indicates there are no new

streets proposed, no subdivision is proposed, and the land development is not a phased project.

Section 402.C.3.b - Sinkholes and Carbonate Geology within 200' of the Subject Tract

The applicant is requesting a modification of the requirement that sinkhole and carbonate geology features be shown on the plan when located within 200 feet of the subject tract. The applicant is proposing an alternative to identify and address these features by way of a separate geologic report. The applicant notes that the report has been submitted in support of the project. The justification provided is that since relevant carbonate features have been adequately identified and areas within the scope of the Geologic Study, they feel it is adequate.

Section 602.A.3 and Section 602.B.3 - Design Speed

The applicant is requesting a modification of these sections as they establish a minimum design speed of 30 or 35 mph for roadway design purposes. As an alternative, the applicant is proposing a design speed of 15 mph for the proposed access drive throughout the project site. The applicant believes this request is justified in consideration of the nature of the project. The applicant notes that the AASHTO Green Book (Section 2.3.6) and the PADOT Publication 13M (Section 2.9) identify a number of factors which must be considered in the selection of the design speed, such as anticipated operating speed, adjacent land use, average trip length, safety, economics, etc. The applicant feels that these factors support a lower design speed than the 30-mph minimum stipulated by the ordinance. Utilizing higher design speeds would require more expansively roadway geometric features, which in turn would encourage higher operating speeds. This would contribute to unsafe conditions within the mobile home park. The applicant feels a 15-mph design speed, supported by a 15-mph posted speed limit, is both logical and desirable for the project.

Section 602.J - Horizontal Alignment

The applicant is requesting a modification of the requirement that the minimum horizontal curve radius for a street shall be the greater of the design requirements of Design Manual Part II Highway Division Design and/or the AASHTO Green Book, or Table 1 as presented in the Ordinance. As an alternate, the applicant is proposing a minimum horizontal curve radius that is based on the AASHTO Green Book alone. The applicant feels this request is justified regarding horizontal alignment, Section 2.1 of the PennDOT Design Manual Part II simply refers to the ASSHTO Green Book and does not present any different criteria for horizontal alignment design. The applicant notes that Table 1 of the Ordinance begins with a design speed of 35 mph and presents no horizontal curve data for any design speed less than 35 mph. The applicant feels that Table 1 is insufficient to address the proposed design speed of 15 mph. The proposed horizontal alignment for the access drive has been designed in accordance with the ASSHTO Green Book which is the authoritative sources which address the specific criteria of the project.

Section 602.N.1 - 100 Foot Clear Sight Triangle

The applicant is requesting a modification of the requirement to provide a 100-foot clear sight triangle as all street intersections, measured from the intersection of the street centerlines in all directions. As an alternative, the applicant is proposing a clear sight which is equivalent to the “departure sight triangle” as stipulated by the ASSHTO Green Book for an intersection with stop control on the minor road. The departure sight triangle legs would be equivalent to the recommended intersection sight distances along the major roadway (as identified on the plan), and the “decision point vertex” along the stop controlled minor road. The decision point vertex is typically measured at 14.5’ from the edge of the major roadway, or 18’ where practical (as utilized on this project). They believe this is justified since the ASSHTO Green Book (Chapter 9) is the authoritative source that is referenced by PADOT with regard to the establishment of clear sight triangles see PADOT Pub 13M, Section 3.3.C).

Section 603.B - Sidewalks Required Along all Adjacent Streets

The applicant is requesting a deferral of the requirement to provide sidewalks along the entire length of any lot fronting on a principal arterial street in the AG-Agricultural Zoning District. As an alternative, the applicant is proposing no sidewalk along the frontage. The applicant believes this request is justified as no sidewalks currently exist along West Main Street in the vicinity of the project site. The project is not expected to contribute any pedestrian traffic along the roadway. Also, the existing road shoulder and adjacent lawn area provides adequate width and grade for occasional pedestrian traffic.

Section 603.C - Curb

The applicant is requesting a deferral of the requirement that curbs be provided where sidewalk is required or provided. As an alternative, the applicant proposes no curbing along the road frontage. The applicant feels this request is justified as no curbing exists along West Main Street in the vicinity of the project site. Also, a deferral has been requested to not install sidewalks along the road frontage.

This curbing request is also subject to PennDOT approval.

Section 710.B - Play Areas - THIS REQUEST WAS TABLED

The applicant is requesting a modification of the section that required that play spaces for children be provided within the mobile home park, including suitable equipment to provide save activities for children over a wide range of age. As an alternative to providing equipment for children, the applicant is proposing a walking trail around the perimeter of the expanded portion of the site and extending along the western boundary of the existing park area. The applicant notes that the walking trail will consist of a 4’ wide woodchip surface which will tie into the main access drive at two (2) points, so that a complete loop is made. The applicant states that the walking trail will be complemented with several park benches, foot bridges over the swale areas and a gazebo. The applicant notes that the plan also provides usable open space not less

than 10% of the total land area of the property, as required by Section 710.A of the ordinance. The applicant feels that this request is justified since the mobile home park primarily consists of residents who are 55 and older. The proposed waling rail and designated open space areas will provide ample age appropriate recreational opportunities for residents.

Stormwater Management Ordinance

Section 307.A.1 - Basin Bottom to be 24" above Bedrock

The applicant is requesting a modification of this section as it requires that for above-ground storage facilities, the excavated basin bottom shall be 24' above the seasonal high-water table or bedrock liming zones. As an alternative, since a basin is proposed which will incorporate a clay liner to prevent infiltration, the applicant proposes to excavate and remove any bedrock encountered during the basin excavation.

Dave Mease, Diehm and Sons will revise the plan to reflect the modifications and deferrals and review with the Planning Commission at a later meeting.

3. Woodcorner Properties - Discussion on Plan Modification

This item was tabled since there was no Representative for the Developer in attendance at the meeting.

New Business

1. Request for Inclusion in Clay Ag Security Area

Bruce Leisey reviewed the request from Carl and Lena Martin who own a 21.7 acre tract located off Pleasant Valley road near the Victoria Manor MHP.

After review and discussion, Adrian Kapp made a motion, seconded by Josh Reist to recommend inclusion to the Clay Ag Security Area to the Board of Supervisors. * The motion was unanimously approved.

Old Business

1. Review Revised Forestry Ordinance

Bruce Leisey reviewed updated Forestry Ordinance approved by the Attorney General with the Planning Commission members.

After review and discussion, Adrian Kapp made a motion, seconded by Josh Reist to recommend approval of the Forestry Ordinance to the Board of Supervisors with addition of notification to the Township required if operation exceeds 2 acres and landowner notifies the Township Enforcement officer at least 30 calendar days before the operation commences and within 15 calendar days before the operation is complete. * The motion was unanimously approved.

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 8:48 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

ABSENT
Clair Beyer, Member

Josh Reist, Secretary

ABSENT
Rick Gehman, Member