

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 22, 2011

Members present were: Harold Martin, Bruce Leisey, Annie Reinhart, Bill Lefever and Adrian Kapp.

Also present were those listed on the attendance sheet.

Harold Martin called the meeting to order at 6:57 p.m.

Reading of the Minutes

Annie Reinhart made a motion, seconded by Bill Lefever, to dispense with the reading of the minutes of the May 23, 2011 meeting. *The motion was approved unanimously.

Approval of the Minutes

Bill Lefever made a motion, seconded by Adrian Kapp, to approve the minutes of the May 23, 2011 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Jere and Donna Bollinger Subdivision

Bill Lefever made a motion, seconded by Adrian Kapp, to approve the following waivers for the Bollinger Subdivision. * The motion was approved unanimously.

Section 303 - Preliminary Plan Submission

The applicant is requesting a waiver of the requirement to provide a preliminary plan for the proposed project. The Ordinance requires the submission of a preliminary and final plan submission for all land development plans proposing construction of non-residential buildings greater than 15,000 square feet. A second principal building (dwelling) is permitted to be submitted under a preliminary final land development plan if proposing less than 10,000 square feet. The applicant indicates that the proposed poultry house will be 31,500 square feet in size. The total project proposes

the construction of one (1) new poultry house and a single family dwelling on an 81 acre lot. The property is currently improved with a single family dwelling, three poultry houses and several barns and sheds. The property is operated as a family farm used for agricultural purposes and the proposed improvements are an expansion of the family farm complex and will not impact any surrounding properties.

Section 402.A.01 - Drafting Standards

The applicant is requesting a waiver of the drafting standards for Plan Sheets 2 and 3. The Ordinance requires that plan sheets be drafted as a scale of 10-, 20-, 30-, 40-, or 50-feet to the inch, while also stating that all remaining lands if over 10 acres in size can be drafted at any scale that is legible. The justification provided is that the two (2) deeds comprising the Bollinger farm total 81.1 acres and have been plotted at a scale of 1"=200'. The plan shows the existing buildings, wells and septic systems, as well as replacement sewage testing locations. The applicant indicates that the information provided is from recent surveys. The applicant feels that providing the information at a scale required by the Ordinance would require additional plans sheets, increasing the expense to the owner. By providing the information at a scale of 1"=200' the entire landholdings of the Bollinger's can be shown on a single plan sheet.

Section 602.K(2) and Section 602.K.3(A-E) - Dedication of additional right-of-way / improvements of existing streets and intersections

The applicant is requesting a waiver of the requirement to provide the additional right-of-way to the Township and to improve the existing streets and intersections which abut the subject property. The justification provided is that the Bollinger property is zoned Agricultural and all the surrounding properties are also zoned agricultural. The Bollinger property is enrolled in an Agricultural Conservation Easement with the Lancaster County Agricultural Preserve Board. The terms of the conservation easement do not allow for dedication/conveyance of additional right-of-way from a preserved farm for public roads. The applicant feels that the additional traffic generated by the installation of one (1) new poultry house and one (1) new residential dwelling would be minimal. The applicant further states that under the terms of the Lancaster County ACE, and current Township zoning, there may be one (1) more single family dwelling/subdivision of the parent tract.

Section 402.C.1 - Existing contours at an interval of 2 feet

The applicant is requesting a waiver of the requirement to provide contour information for existing contours at an interval of 2 feet for land with an average natural slope between 3 percent and 20 percent. The justification provided is that the site is comprised of 81 acres and the areas to be developed represent only a small portion of the site. The plan includes detailed 1-foot contours in the areas proposed for development. The 1-foot contours are based on field survey data. The applicant proposes to show 5-foot contours derived from the Lancaster County GIS for the remaining portions of the farm.

Section 303.B.1 - 1-foot of freeboard from the water surface elevation to the top of the berm - Stormwater Management

The applicant is requesting a waiver of the requirement to provide a minimum freeboard of 1-foot above the water surface elevation of the emergency spillway. The justification provided is that the proposed Basin 2 has been designed with a 6-inch spillway and 3 inches between the spillway and the principal outlet device. The basin is small, serving one (1) residential dwelling and barn. The tributary drainage area to the basin is only 0.67 acres and the proposed basin berm is designed to be 2 feet high.

Section 303.B.1.e - Emergency Spillway elevation shall be a minimum of 6-inches above the primary outlet device - Stormwater Management

The applicant is requesting a waiver of the requirement to provide a minimum of 6 inches between the emergency spillway and the primary discharge outlet device. The justification provided is the proposed Basin 2 has been designed with a 6-inch spillway and 3 inches between the spillway and the principal outlet device. The basin is small, serving one (1) residential dwelling and barn. The tributary drainage area to the basin is only 0.67 acres and the proposed basin berm is designed to be 2 feet high.

Section 304.F.2.a - Minimum depth of 48 inches between the bottom of the stormwater facility and limiting zone - Stormwater Management

The applicant is requesting a waiver of the requirement to provide a minimum of 48 inches of separation between the bottom of the stormwater facility and the top of the limiting zone. The applicant proposes to provide a 24 inch separation between the bottom of Basin 2 and the limiting zone. The applicant indicates the area being infiltrated in the basin is a combination of roof, driveway, and flow over lawn areas. The flows from the driveway flow over lawn areas prior to entering the basin. The limiting zone was mottled, and the applicant states that the percolation testing results were adequate. The applicant further justifies the waiver request by referring to the Pennsylvania BMP Manual guidelines that allow a minimum two (2) foot separation between the limiting zone and infiltration facility.

Bruce Leisey made a motion, seconded by Bill Lefever to recommend approval to the Board of Supervisors of the Jere & Donna Bollinger Subdivision Plan contingent on compliance with the Hanover Engineering letter dated 8/22/11. * The motion was unanimously approved.

New Business

None

Old Business

None

Adjournment

Bill Lefever made a motion, seconded by Adrian Kapp, to adjourn the meeting at 7:22 p.m. *The motion was approved unanimously.

Harold Martin, Chairman

Bruce Leisey, Member

Bill Lefever, Vice-Chairman

Annie Reinhart, Member

Adrian Kapp, Secretary