

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 26, 2013

Members present were: Bruce Leisey, Annie Reinhart and Adrian Kapp. Clair Beyer was absent from the meeting.

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:06 p.m.

Reading of the Minutes

Adrian Kapp made a motion, seconded by Annie Reinhart, to dispense with the reading of the minutes of the July 22, 2013 meeting. *The motion was approved unanimously.

Approval of the Minutes

Annie Reinhart made a motion, seconded by Adrian Kapp, to approve the minutes of the July 22, 2013 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Ephrata church of the Nazarene - landscape modification request

Pastor Rocky Hambrick informed the Planning Commission that the church removed approximately 71 evergreen shrubs from an area located between the parking lot in front of the building and Rt 322. The church had concerns with the size of the shrubs that were removed.

These shrubs were originally installed as a condition of a waiver request to eliminate a buffer at the same location which was required by the then current SALDO.

The church replaced the shrubs with approximately 42 knockout rose bushes. The Planning Commission likes the aesthetics of the rose bushes but had a concern with the elimination of approximately 30 plants and the lack of green plant material during the winter months.

Adrian Kapp made a motion, seconded by Annie Reinhart to recommend the Board of Supervisors require the church to install 30 low growing greenery shrubs in the general location of the plants which were taken out. The shrubs can be spaced at the church's discretion to maximize ease of mowing. * The motion was approved unanimously.

New Business

1. Rt 322 Corridor

Bob Lynn and Bruce Leisey informed the Planning Commission of a recent meeting with property owners along Rt 322.

There was discussion on the 22.4 acre residual Ag zoned tract, owned by Premier R & G Properties that would be created by the proposed re-zoning. The Planning Commission recommended the Board of Supervisors approach the adjacent property owner about the possibility of adding and preserving a portion or the entire tract to his adjacent farm.

There was also discussion of allowing service type commercial uses in addition to retail commercial uses in a portion of the newly created HC district.

The Planning Commission was also generally in favor of the service type commercial use.

No decisions were made at this time.

Old Business

None

Adjournment

Adrian Kapp made a motion, seconded by Annie Reinhart, to adjourn the meeting at 8:05 p.m. *The motion was approved unanimously.

Bruce Leisey, Member

___ABSENT___
Clair Beyer, Member

Annie Reinhart, Member

Adrian Kapp, Chairman