

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

February 25, 2013

Members present were: Bill Lefever, Bruce Leisey, Clair Beyer and Adrian Kapp .
Members absent were: Annie Reinhart.

Also present were those listed on the attendance sheet.

Bill Lefever called the meeting to order at 7:00 p.m.

Reading of the Minutes

Bruce Leisey made a motion, seconded by Adrian Kapp, to dispense with the reading of the minutes of the January 28, 2013 meeting. *The motion was approved unanimously.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Bruce Leisey, to approve the minutes of the January 28, 2013 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Rachael Martin - Land Development #13-01

Bruce Leisey made a motion, seconded by Adrian Kapp to grant the following waivers/modifications for the Rachael Martin land development plan. * The motion was unanimously approved.

Section 303.A - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to process a preliminary plan application for a land development plan proposing construction of non-residential

buildings greater than 15,000 square feet. The justification provided is that the applicant is proposing to construct two (2) poultry houses, an equipment shed and compost shed, resulting in a total of 65,040 square feet. The applicant feels that the proposed improvements are simple in nature and that one (1) review will ensure compliance with the Township requirements.

Section 402.A.1 - Plan Scale shall be 1"=10', 20', 30', 40', 50'

The applicant is requesting a modification of the requirement to provide the plans at a scale of 1"=10', 20', 30', 40', 50'. The applicant also notes that the Ordinance states that the remaining lands over 10 acres in size can be drafted legibly with no mention of plan scale. The two (2) deeds comprising the Martin farm total 46 acres and have been plotted at a scale of 1"=100' in order to fit the entire property on one (1) plan sheet. The remaining plan sheets have been drafted to the standards of the Ordinance.

Section 602.K.3 - Improvements to Existing Streets

The applicant is requesting a waiver of the requirement to improve the existing roadway to meet the minimum standards of the Ordinance. The justification provided is that the Martin farm is located within the Agricultural Transition Zoning District and all of the surrounding properties are also zoned Agriculture Transition. The plan proposes two (2) new poultry houses, and the additional traffic generated by the poultry houses will be very minimal. The applicant notes that the additional right-of-way required by the Ordinance has been proposed on the plan.

Section 602.U.4 - Driveways shall have a maximum width of 30 feet within the right-of-way

The applicant is requesting a modification of the requirement limiting the maximum width of driveways within the right-of-way to 30 feet. The justification provided is that the proposed driveway will be receiving tractor trailers from time to time and to accommodate these vehicles the radii have been made 35 feet, resulting in a driveway that is 82 feet wide at the edge of the existing cartway. If the driveway is provided with a maximum width of 30 feet, tractor trailers will not be able to turn into and out of the driveway. A note has been added to the plan, and arrangements will be made with the poultry grower to limit all service trucks to entering and exiting the site from the North. Truck turning templates have warranted the 50 foot radius for trucks to effectively enter and exit the site safely. The applicant further states that in an effort to cut down the width of the driveway opening, truck traffic will be limited to the North/South route with a 50 foot radius. In discussing vehicle deliveries with the operator of the facility, it was determined that feed truck deliveries would be approximately two (2) per week. Flock clear out would occur bi-monthly and involve 12 trucks per flock. Unloading of the flock would be approximately six (6) hours per house. The overall width of the driveway outside of the right-of-way will be 15 feet per the truck turning templates.

Section 603.D.6 - Land development involving non-residential buildings containing 15,000 square feet or more gross floor area shall be provided with at least two (2) separate and distinct means of access from existing public streets

The applicant is requesting a waiver of the requirement to provide a second separate access to the public street from the site. The justification provided is that the plan is proposing the construction of two (2) poultry houses, an equipment shed and a compost shed, resulting in a total gross floor area of 65,040. The applicant feels that there is ample space on the property for trucks to turn around. The applicant also feels that a second access for the trucks would further impact the neighboring residences in the area.

Section 606.B - Nothing shall be placed within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement

The applicant is requesting a modification of the requirement prohibiting the placement of any obstructions or structures within a stormwater management easement that would affect the function of the easement or conflict with the easement agreement. The plan proposes the collection and conveyance facilities for Stormwater Facilities 1 and 2 to traverse under the poultry houses to the detention basin. The collection point in these facilities has been centralized to most efficiently collect the runoff from these facilities. The applicant notes that the stormwater management agreement will need to address this specific condition.

Section 403.E.4.f - A land development agreement shall be provided to the Township for proposed improvements

Due to the minor nature of the project, a modified agreement will be submitted for review and approval to the Township Solicitor.

Stormwater Management: Section 302.D and Section 304.G - Water Quality Volume shall dewater in 24 hours

The applicant is requesting a modification of the requirement to dewater the required water quality volume in a minimum of 24 hours. The justification provided is that in the case of the facilities proposed for the Martin site, large broad facilities are being used. The site has excellent soils to support infiltration of the stormwater flows being routed through them. The applicant indicates that the facilities will be dewatered in less than 24 hours, however, all water will be infiltrated back into the ground.

Stormwater Management: Section 402.B and Section 402.B.12 - Plan scale shall be 1"=50'

The applicant is requesting a modification of the requirement to provide the plans at a scale of 1"=50'. The justification provided is that the two (2) deeds comprising the Martin farm total 46 acres in size, and have been plotted at a scale of 1"=100' in order to fit on one (1) plan sheet.

Bruce Leisey made a motion, seconded by Adrian Kapp to recommend contingent approval to the Board of Supervisors based on compliance with the Hanover Engineering Associates letter dated 2/22/13. * The motion was unanimously approved.

2. Countryside Enterprise - Final Land Development #12-11

This item was tabled until the next meeting.

No decisions were made at this time.

3. Hometowne Square - Phase II #12-10

James Henke, Pioneer Management, representative of HomeTowne Square reviewed the Phase II plan with the members.

Bruce Leisey made a motion, seconded by Clair Beyer to grant conditional approval of the plan based on compliance with the Hanover Engineering Associates letter dated 2/22/13. * The motion was approved unanimously.

New Business

None

Old Business

None

Adjournment

Bruce Leisey made a motion, seconded by Adrian Kapp, to adjourn the meeting at 8:03 p.m. *The motion was approved unanimously.

Bill Lefever, Chairman

Bruce Leisey, Member

Clair Beyer, Vice-Chairman

ABSENT
Annie Reinhart, Member

Adrian Kapp, Secretary