

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

February 28, 2011

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

Also present were those listed on the attendance sheet.

Harold Martin called the meeting to order at 7:02 p.m.

Reading of the Minutes

Annie Reinhart made a motion, seconded by Bruce Leisey, to dispense with the reading of the minutes of the January 24, 2011 meeting. *The motion was approved unanimously.

Approval of the Minutes

Annie Reinhart made a motion, seconded by Bruce Leisey, to approve the minutes of the January 24, 2011 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. William Keller Sketch Plan

After review, Bruce Leisey made a motion, seconded by Annie Reinhart to forward and recommend approval to the Board of Supervisors the Keller sketch plan requesting two flag lots from three land locked lots. * The motion was approved unanimously.

2. MVE Partners Waiver of Land Development/Storm Water Management

Ted Cromleigh, Diehm & Sons and Tim Bollinger, developer, reviewed the request.

Bruce Leisey made a motion, seconded by Annie Reinhart to forward and recommend approval of the waiver for Land Development/Storm Water Management request to the Board of Supervisors contingent on stabilizing the sediment trap in the South West corner of the property. * The motion was unanimously approved.

Clay Township Subdivision and Land Development Ordinance (#061410)

The applicant is requesting a waiver of the requirements to process a land development plan for the proposed building addition. The justification for the request is that the building is part of a previous plan (approved and recorded in 1998). The building area on the approved plan for this location was 26,720 SF, while the currently proposed addition and the existing portion of the building will result in a total area of 26,124 SF. The applicant indicates that the proposed use was permitted when the site was developed in 1998 under the Light Industrial Zoning. Since that time, Clay Township has changed the zoning of the site to Agricultural, making the use nonconforming. The applicant also indicates that the project is scheduled for a Zoning Hearing Board review for the special exception of Section 403 (expansion of a non-conforming use). The entrance to the site onto SR 322 was approved by PennDOT during the original plan in 1998.

Clay Township Stormwater Management Ordinance 2004 (#080904)

The applicant is requesting a waiver of the requirement to process a stormwater management plan and meet the requirements of the Ordinance. The justification provided is that the proposed building addition is to be located on existing paving and will not increase the amount of impervious area on site and drains to the existing stormwater basin designed as part of the original 1998 project. The approved plan included a 26,720 SF primary building and the current building addition will result in a building area of 26,124 SF which is less than was approved by the 1998 approved plan.

3. Gingrich As-Built Plan

Bruce Leisey made a motion, seconded by Annie Reinhart to execute the Gingrich As-Built plan contingent to landscaping completed, install outlet structure and trash screen. The motion was unanimously approved.

New Business

None

Old Business

1. Discussion on Alternative Energy Ordinance

Luke Brubaker, Brubaker Farms, showed a slide presentation of his manure digester and explained how they work and shared his recommendations on zoning for them.

No decisions were made at this time.

2. Land Planning Discussion

This item was tabled until the next meeting.

Adjournment

Annie Reinhart made a motion, seconded by Bruce Leisey, to adjourn the meeting at 8:50 p.m. *The motion was approved unanimously.

Harold Martin, Chairman

Bruce Leisey, Member

___ ABSENT ___
Bill Lefever, Vice-Chairman

Annie Reinhart, Member

___ ABSENT ___
Adrian Kapp, Secretary