

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

January 28, 2013

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

Also present were those listed on the attendance sheet.

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

The Commission welcomed new member Clair Beyer.

Election of Officers

Bruce Leisey made a motion, seconded by Bill Lefever to appoint Bill Lefever as Chairman for 2013. * The motion was unanimously approved.

Bruce Leisey made a motion, seconded by Bill Lefever to appoint Clair Beyer as Vice-Chairman for 2013. * The motion was unanimously approved.

Bruce Leisey made a motion, seconded by Bill Lefever to appoint Adrian Kapp as Secretary for 2013. * The motion was unanimously approved.

Reading of the Minutes

Bruce Leisey made a motion, seconded by Bill Lefever, to dispense with the reading of the minutes of the November 19, 2012 meeting. *The motion was approved unanimously.

Approval of the Minutes

Bruce Leisey made a motion, seconded by Bill Lefever, to approve the minutes of the November 19, 2012 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Eastern Mennonite Publications - Final Land Development #12-05

Bruce Leisey made a motion, seconded by Bill Lefever to grant the following waivers/modifications for the Eastern Mennonite Publications final land development plan. * The motion was unanimously approved.

Section 402.C.3.b - Significant features within 200 feet of the project site

The applicant is requesting a modification of the requirement to provide all significant features located within 200 feet of the project site on the plan. The justification provided is that the scope of the building addition and related pavement is limited. The applicant states the proposed stormwater pipe is being discharged into an existing engineered swale that is shown on the plan. The plan also accurately shows the existing storm sewer improvements on the project site and the adjacent Paul B. Zimmerman lot. The plan shows all existing features within 100 feet of the site. The applicant feels that showing additional significant features up to 200 feet is not necessary as those features will not be affected by the limited improvements proposed.

Section 409.B.3 - Environmental Impact Statement

The applicant is requesting a waiver of the requirement to provide an environmental impact statement. The justification provided is that the proposed building addition, parking and loading area are all located on existing lawn areas directly adjacent to the existing infrastructure. The wetland report has indicated there are no wetlands on the property. The applicant also feels that the existing use and proposed improvements won't result in any undue and/or extraneous noise, vibration, odors, dust, fumes or air pollution.

Section 603.A.1.j - Parking lots with more than 20 spaces shall be provided with raised curbing

The applicant is requesting a modification of the requirement to provide raised curbing in parking lots with more than 20 spaces. The applicant indicates that the existing parking lot has 20 spaces and the project proposes to add six (6) additional spaces. The existing parking area does not have raised curbing and the parking lot is designed to sheet flow the stormwater runoff. The applicant also states that concrete wheel stops are proposed on the new parking, this is consistent with the existing parking area.

Section 603.A.2.b - Parking requirements within the Limited Industrial District

The applicant is requesting a waiver of the requirement to meet the parking related requirements of the Limited Industrial District. The justification provided is that the Township has deemed the side of the building where the door and existing parking lot as a front yard. The plan only proposes six (6) additional spaces in the parking lot that currently has 20 spaces.

Section 603.A.2.e - Parking shall not be located closer than 30 feet to the building

The applicant is requesting a modification of the requirement that parking spaces shall not be located closer than 30 feet to a building. The proposed layout has a 22 foot separation distance. The justification provided is that the proposed parking is an extension of an existing parking lot that was permitted far closer to the building than is proposed at this time.

Section 603.B.1 - Sidewalks along Wood Corner Road

The applicant is requesting a deferral of the requirement to install sidewalks along Wood Corner Road. The applicant indicates that sidewalks were deferred in 2009 when the lot and existing building plans were approved. The applicant wishes to continue the deferral until the time that the Township requires them to be installed. The plan includes a plan not on Sheet 1.

Section 609.F.2.a - A 30 foot planting strip around the perimeter of the property and a 50 foot planting strip adjacent to residential uses

The applicant is requesting a modification of the requirement to provide a 30 foot planting strip around the perimeter of the site and a 50 foot planting strip adjacent to residential uses. The justification provided is that a mixture of shrubs and shade trees has been provided in lieu of the landscaping required by the ordinance. Also the applicant has provided signed exhibits from the adjacent homeowners: Mahlon H. & Esther Mae Herr, Arlene Zimmerman, Gary L. & Barbara A. Martin and Eugene and L. Leane Musser stating that they do not wish to have the landscaping installed that will block their view from the adjunct scenery. The applicant also notes that a similar request was made and granted for the prior subdivision/land development plan submission for the site. The site is presently completely developed, and the applicant feels that the proposed expansion represent minor changes to a small area of the site.

Section 612.B.4 - Masonry Building Construction Requirements

The applicant is requesting a waiver of the masonry building construction requirements. The justification provided is that the applicant was granted a waiver in 2000 to construction a building that did not meet the listed requirements. The applicant is requesting that the waiver be granted in order to permit the expansion of the existing building in the same manner.

Section 613.A - Hydrogeologic Report

The applicant is requesting a waiver of the requirement to provide a geologic report for the proposed site. The applicant indicates that the site is located within carbonate geology; but indicates that there are no infiltration or detention facilities proposed. The applicant has included notes on Sheet 1 regarding the involvement of the Township and a qualified professional should sinkholes develop or be discovered during construction.

Bruce Leisey made a motion, seconded by Bill Lefever to recommend contingent approval to the Board of Supervisors based on compliance with the Hanover Engineering Associates letter dated 1/23/13. * The motion was unanimously approved.

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

There was discussion regarding the plan with Marlin Sensenig, Developer and Ted Cromleigh, Diehm & Sons.

No decisions were made at this time.

3. Rachael Martin - Land Development #13-01

There was discussion regarding the plan with the Developer Engineer Ted Cromleigh, Diehm & Sons.

No decisions were made at this time.

4. Hometowne Square - Phase II #12-10

Bob Lynn informed the Planning Commission that the Hometowne Square Phase II plan will be reviewed at the next meeting.

No decisions were made at this time.

New Business

None

Old Business

None

Adjournment

Annie Reinhart made a motion, seconded by Bruce Leisey, to adjourn the meeting at 8:35 p.m. *The motion was approved unanimously.

Bill Lefever, Chairman

Bruce Leisey, Member

Clair Beyer, Vice-Chairman

Annie Reinhart, Member

_____ ABSENT _____
Adrian Kapp, Secretary