

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### March 25, 2013

Members present were: Bill Lefever, Bruce Leisey, Clair Beyer, Adrian Kapp and 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

Adrian Kapp made a motion, seconded by Annie Reinhart, to dispense with the reading of the minutes of the February 25, 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 February 25, 2013 meeting. \*The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

1. Roger & Jolene Weaver - Sewage Planning Module

Bruce Leisey made a motion, seconded by Bill Lefever to approve the Sewage Planning Module for the Weaver project. \* The motion was unanimously approved.

## 2. Roger & Jolene Weaver Final Subdivision Plan

Bruce Leisey made a motion, seconded by Adrian Kapp to approve the following waivers/modifications and deferral requests for the Weaver Final Subdivision Plan as per the Hanover Engineering letter dated 3/25/13. \* The motion was unanimously approved.

### Section 303.A - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to provide a Preliminary Plan Application. The justification provided is that the applicant considers the project to be relatively small, proposing only four (4) new lots on 25.77 acres. One of the proposed lots currently contains an existing single-family dwelling and no new construction or excavation is being proposed by this plan. The applicant also states that individual land development/stormwater management plans for Lots 2, 3 and 4 will be submitted to the Township for review in the future.

### 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' or 50'. The application shows the plan at a scale of 1" = 100'. The justification provided is that the existing property is 25.77 acres in size and in an effort to depict the entire parent tract on a single plan, sheet 2 and 3 are drafted at a scale of 1" = 100'. The applicant feels that all features are shown legibly at that scale. The applicant also has stated that individual land development/stormwater management plans for Lots 2, 3 and 4 will be drafted at an acceptable plan scale prior to being submitted to the Township for review in the future.

### Section 402.B.(10) - Location Map drawn to the scale of 1' = 800'

The applicant is requesting a waiver of the requirement to provide a location map drawn at the scale of 1" = 800'. The application shows the location map at a scale of 1" = 2,000'. The justification is that the existing property is 25.77 acres in size and creating a location map to place the property in context at the required scale would require a very large map. The applicant feels that the provided location map with a scale of 1" - 2,000' is legible and provides sufficient detail to place the site in context.

### Section 407 - Wetlands Study

The applicant is requesting a modification to provide a complete Wetlands Study for the proposed subdivision plan. The justification is that the Wetlands Study that has been submitted with this application covers Lots 2, 3 and 4 in their entirety. The applicant indicates that Lot 1 has not been included in the study because it contains existing improvements including an existing house, well and septic system and that no improvements are proposed for Lot 1.

Section 602.E and Section 602.L.2A - Improvements of cartway width, street paving, and shoulders along the Furnace Hill Road frontage of Lots 1, 2, 3 and 4 (width, clearance beyond shoulders etc.).

The applicant is requesting a deferral of the requirement to provide the existing street improvements to meet the current street standards for new street. The justification provided is that the applicant feels the frontage along Furnace Hill Road is adequately constructed and the internal improvements proposed will have little impact on the road frontage of the property. The existing roadway width is 21 feet wide. The applicant also indicates that the proposed lots will contain adequate off-street parking and no parking is proposed along Furnace Hill Road.

Section 602.K.3 - Improvements of existing streets and intersections

The applicant is requesting a waiver of the requirements to provide the required improvements to Furnace Hill Road. The justification provided is that the project will not generate additional traffic flow to Furnace Hill Road and that the site is set within a rural setting with limited future growth potential.

Section 603.B.1 - Sidewalks shall be provided along the entire length of any lot fronting streets in the AT Zoning District.

The applicant is requesting a deferral of the requirement to provide sidewalks along the entire length of any lot in the Agricultural Transition (AT) Zoning District. The justification provided is that the site is in a rural area and is comprised of forested woodland, there are no sidewalks presently installed along Furnace Hill Road.

Section 603.C - Curbing

The applicant is requesting a deferral of the requirement to provide vertical curbing. The justification provided is that the site is in a rural area and is comprised of forested woodland. The applicant notes that there is presently no curbing or sidewalk along Furnace Hill Road.

Clay Township Stormwater Management Code of 2004 (Cocalico Creek Watershed Act 167 Stormwater Management Code)

The applicant is requesting a deferral from providing a plan, following procedures and implementing a program pursuant to the Clay Township Stormwater Management Code. The applicant has noted that the deferral would only be granted as a temporary measure only, due to the fact that the current subdivision is proposed for estate planning purposes. Additionally, the applicant has indicated that the following notes have been placed on the cover sheet under the section nothing waivers and deferrals that states;

“Prior to issuance of any building or other permits for Lots 2, 3 and 4, the owner shall be in compliance with the more restrictive of the then applicable provisions of the Clay Township Stormwater Management Code and the applicable stormwater management provisions of the Clay Township Subdivision and Land Development Ordinance then (at the time of the application) in effect or those in effect on February 6, 2013”.

“Owner shall not complete any land disturbance activity until Owner has received written approval of a Stormwater Management Site Plan from the Township or its designee”.

Bruce Leisey made a motion, seconded by Adrian Kapp to recommend approval of the Weaver Subdivision Plan to the Board of Supervisors. \* The motion was approved unanimously.

3. Countryside Enterprises - Final Land Development #12-11

This item was tabled until the next meeting.

New Business

None

Old Business

None

Adjournment

Bruce Leisey made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:35 p.m. \*The motion was approved unanimously.

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Bill Lefever, Chairman

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Bruce Leisey, Member

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Clair Beyer, Vice-Chairman

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Annie Reinhart, Member

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Adrian Kapp, Secretary