

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 24, 2012

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

Also present were those listed on the attendance sheet.

Harold Martin called the meeting to order at 7:03 p.m.

Reading of the Minutes

Bill Lefever made a motion, seconded by Adrian Kapp, to dispense with the reading of the minutes of the August 27, 2012 meeting. *The motion was approved unanimously.

Approval of the Minutes

Bill Lefever made a motion, seconded by Bruce Leisey, to approve the minutes of the August 27, 2012 meeting. *The motion was approved unanimously.

Correspondence

1. Lancaster County Planning Commission Breakfast

Thursday, October 4, 2012 at 7:30 AM; Bruce Leisey will RSVP for Harold Martin, Annie Reinhart and Dale Stahl.

Plan Review

1. Refreshing Mountain Camp - Land Development Plan

Annie Reinhart made a motion, seconded by Bill Lefever to approve the following waiver/modifications for the Refreshing Mountain Camp land development plan. * The motion was unanimously approved.

1. Section 303 – Preliminary Plan Application

The Applicant is requesting a waiver of the requirement to provide a preliminary plan application. The Applicant considers the project to be a relatively small project that is proposing a redevelopment with minor improvements on a

site that has previously been developed and utilized as part of the camp operations. No new lots are proposed. A combined Preliminary/Final Plan Application is proposed.

2. Section 402.C.03 (a,b,c) – Existing Features/Utilities Within 200 feet of the Site

The Applicant is requesting a waiver of the requirement to provide existing features located within 200 feet of the site on the plan. The plan shows aerial topography information for at least 200' beyond the perimeter of the entire property. All existing features within 200' of the proposed project area have been identified on the plot plan. The scope of the project is limited to about 1.0 acres of the 60.89 ac owned by the camp. The Applicant is also requesting a waiver of the requirement to provide the locations and sizes of non-public utilities on the site. It is practically impossible to locate all existing utilities because they are all private and have been constructed over time by the previous owner and the current owner. Utilities located in the area of the proposed building expansions have been identified. A PA One Call has been made for the site to identify any public utilities on-site. Locations of public utilities are identified per the results of the PA One Call.

3. Section 403.D.18.(21) – Landscape Plan

The Applicant is requesting a waiver of the requirement to provide a landscape plan for the project. The existing use and the proposed expansion area are situated in a predominantly wooded setting. Further, Applicant has agreed to plant one (1) tree for every live tree removed in the building process related to this Plan.

4. Section 403.D.(13) – Location and Material of All Permanent Monuments and Lot Line Markers

The Applicant is requesting a waiver of the requirement to provide the locations and material of all permanent monuments and lot line markers. The applicant considers the project to be a relatively small project that is proposing only minor improvements on a site that has many pre-existing improvements. No new lots are proposed.

5. Section 407 – Complete Wetlands Study

The Applicant is requesting a waiver of the requirement to provide a wetland study for the project. A partial wetland study was completed by Vortex Environmental dated December 21, 2011 on an eight (8) acre portion of the property where the redevelopment / new improvements are proposed.

6. Section 602.E. – Existing Street Improvements (width, clearance beyond shoulders, etc.)

The Applicant is requesting a waiver of the requirement to provide the existing street improvements to meet the current street standards. The frontage of the site along Furnace Hill Road is adequately constructed and the internal improvements proposed will have no impact on the road frontage portion of the property. All parking is provided within the camp. Traffic flow has been reduced within the facility by the elimination of the RV sites.

7. Section 602.L.2.a. (1 thru 4) – Street Paving Section

The Applicant is requesting a waiver of the requirement to provide a street paving section for the project. The Applicant wishes to allow the private street access drives to remain in the existing state, so that the rural campground character can be maintained. The access drives are intended for employee and guest use only and not the general public.

8. Section 602.K.3. (a thru e) – 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 project will not generate additional traffic flow to Furnace Hill Road. The site is located in a rural setting with limited future growth potential.

9. Section 602.N.1 – Clear Sight Triangles

A waiver has been requested of the requirement to remove any obstruction within the clear sight triangles. The Applicant has provided clear sight triangles to prevent new obstructions from being added, and is not desirous of removing any of the trees within the clear sight triangles. The Applicant desires to preserve the existing trees.

10. Section 602.T.2 – Access Drive Cartway Standards

The Applicant is requesting a waiver of the requirement to meet the access drive cartway standards from the current ordinance. The access drives are intended for employee and guest use only and not the general public.

11. Section 602.T.3 – Access Drive Width Requirements

The Applicant is requesting a waiver of the requirements to meet the access drive width requirements from the current ordinance. The access drives are intended for employee and guest use only and not the general public.

12. Section 602.T.4 – Access Drive Building Setbacks

The Applicant is requesting a waiver of the requirement to meet the minimum access drive building setback distances. Neither the proposed meeting room or basketball or hockey courts are in violation of these criteria.

13. Section 602.T.5 – Access Drive Vertical and Horizontal Alignment

The Applicant is requesting a waiver of the requirement regarding the vertical and horizontal access drive alignment criteria. The access drives connect to cabin sites and recreational sports playing courts not intended for public use. Moreover, due to the layout of the access drives, speeds are less than 25 MPH.

14. Section 602.T.8 – Access Drive Paving Requirements

The applicant is requesting a waiver of the requirement to meet the access drive parking requirements. The Applicant would like to keep the rural campground character. The access drives are intended for employee and guest use only and not the general public.

15. Section 603.A.1(f) – Parking Lot Painting Requirements

The Applicant is requesting a waiver of the parking lot painting requirements. The Applicant wishes to allow rope with stall markers in lieu of painting, because paint will not work on existing stone parking areas.

16. Section 603.A.1(g) – Parking Lot Lighting Requirements

The Applicant is requesting a waiver of the parking lot lighting requirements. The lighting currently existing on site from various sources is acceptable.

17. Section 603.A.1(j) – Parking Compound Divider Requirements

The Applicant is requesting a waiver of the requirement to meet the parking compound divider requirements. The Applicant would like to keep the rural character of the campground.

18. Section 603.A.1(k) – Parking Lot Paving Requirements

The Applicant is requesting a waiver of the requirement to meet the parking lot paving requirements. The Applicant would like to keep the rural character of the campground.

19. Section 603.B.1. (a thru c) – Sidewalks along the entire length of any lot in the AT Zoning District The Applicant is requesting a waiver of the requirement to provide sidewalks along the entire length of non-residential lots fronting any streets. Camp Road is a private road not intended for general public use and will allow the Applicant to keep the rural campground character. Other accesses are available without the use of sidewalks. Furnace Hill Road is rural forest and contains no sidewalk and very little development potential.

20. Section 603.C.1 – Vertical curb

The Applicant is requesting a waiver of the requirement to provide vertical curb along all streets. There is presently no curbing along Furnace Hill Road or Camp Road. Due to the rural character of the site, curb is not required now nor anticipated for the future.

21. Section 607.A – Concrete monumentation of public street rights-of-way

The Applicant is requesting a waiver of the requirement to show concrete monumentation of public street right-of-ways. The existing geometry of Furnace Hill Road or Camp Road has not been created.

22. Section 607.B – Iron pins set at all property angles and curves

The Applicant is requesting a waiver of the requirement to provide iron pins at all property angles and curves. The location of pins would require a full perimeter boundary survey to be completed. None of the proposed improvements is in close proximity to the perimeter boundary.

23. Section 607.E – All existing and proposed monuments shall be delineated on the plan

The Applicant is requesting a waiver of the requirement to provide all existing and proposed monuments on the plan. The location of pins would require a full perimeter boundary survey to be completed. None of the proposed improvements is in close proximity to the perimeter boundary.

24. Section 609.C – Street trees

The Applicant is requesting a waiver of the requirement to provide street trees. The access drives are all situated within an existing forest environment.

25. Section 609.E (1 thru 4) – Parking lot landscaping requirements

The Applicant is requesting a waiver of the requirement to provide parking lot landscaping. The parking lots are all situated within an existing forest environment.

26. Section 609.F 1 and 2 – Screening between commercial properties

The Applicant is requesting a waiver of the requirement to provide screening between commercial and residential properties. The nearest residential structure to the redevelopment area is 250' away and separated by mature hardwood forest.

27. Section 402.B. (10) – Location map drawn to the scale of 1" = 800'

The Applicant is proposing to draft the location map at a scale of 1" = 2000'. The existing property is over 60 acres in size. Creating a location map of sufficient size to place the property in context, and at the required scale, would require a very large location map. The plan provides a location map at a 1"=2000' scale. It is legible and provides sufficient detail to place the site in context.

28. Section 402.A.1 – Plan scale to be drawn at a scale of 10, 20, 30, 40, or 50 feet to the inch

The parent tract is comprised of 60.89 acres. In an effort to depict the entire parent tract on a single plan, Sheet 2 of 6 is drafted at a scale of 1" = 100'. All other sheets are drafted at scales which conform to the Ordinance.

Annie Reinhart made a motion, seconded by Adrian Kapp to forward the Refreshing Mountain Camp land development plan to the Board of Supervisors for their approval.

* The motion was unanimously approved.

2. Ephrata Church of the Nazarene - Waiver of Land Development Request

After review and discussion, Bruce Leisey made a motion, seconded by Bill Lefever to approved the waiver of land development request from the Ephrata Church of the Nazarene; no modifications are being proposed that impact the intent of the original land development approvals and no building construction is proposed. * The motion was unanimously approved.

New Business

None

Old Business

None

Adjournment

Bill Lefever made a motion, seconded by Adrian Kapp, to adjourn the meeting at 3:35 p.m. *The motion was approved unanimously.

Harold Martin, Chairman

Bruce Leisey, Member

Bill Lefever, Vice-Chairman

Annie Reinhart, Member

Adrian Kapp, Secretary