

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### November 22, 2022

Members present were Jon Price, Jay Zimmerman and Josh Reist. Adrian Kapp was absent.

Also present was Bruce Leisey, Township Manager, Wendy Hackman, Administrative Assistant and Bob Lynn, Hanover Engineering.

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:00 PM.

#### Approval of the Minutes

The September 26, 2022 meeting minutes were tabled at this time.

Josh Reist made a motion, seconded by Jay Zimmerman to approve the minutes from the October 24, 2022 meeting. \* The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

##### 1. Hackman Living Trust - Subdivision Plan

Ted Cromleigh, Diehm & Sons and Denise Hackman reviewed the plan with the Planning Commission Members. The 7.3-acre property is located at the southwest corner of the intersection of Hackman Road and Lincoln Gardens Road. The tract is currently a vacant lot with cultivated fields. The project consists of a 2-lot subdivision and the construction of a dwelling and driveway on Lot #1 (.99 acre). At this time Lot #2 (.60 acre) and Lot #3 (5.7 acres) will remain vacant at such time as any development is proposed on these lots, appropriate approvals shall be obtained from Clay Township.

Jay Zimmerman made a motion, seconded by Josh Reist to approve the waiver of the following sections for the plan. \* The motion was approved unanimously.

Section 602.K.3, Section 603.B and Section 603.C - Improvements of existing streets, sidewalks and curbing along Hackman Road

The applicant is requesting a deferral of the requirement to provide improvements along Hackman Road until such time as the Township deems them necessary. The applicant notes that the sidewalk would not connect to an existing network of sidewalk or pedestrian walkways. The applicant feels that to widen and install curbing along only a section of Hackman Road would result in piecemeal improvements. The applicant states that as noted in the Plan Note 17, the improvements must be installed by the property owners as the sole discretion of the Township.

Jay Zimmerman made a motion, seconded by Josh Reist to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 10/24/22. \* The motion was approved unanimously.

2. Ken Martin - Lot Add-On Plan

Ted Cromleigh, Diehm & Sons and Ken Martin reviewed with plan with the Planning Commission Members. The plan proposes to transfer Parcel A (4.49 acre) from Lot #2 (owned by Lamar & Bonita Weaver, West Girl Scout Road) to Lot #1 (owned by Kenneth & Lucy Martin, West Girl Scout Road). There are no new dwellings or buildings proposed with this plan.

Josh Reist made a motion, seconded by Jay Zimmerman to approve the following modifications and waivers for the plan. \* The motion was approved unanimously.

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

The applicant is requesting a modification of the requirement that states that a plan shall be drawn at a scale of 10, 20, 30, 40 or 50 feet to the inch. The applicant notes that the properties involved in this application are large and require a larger scale. The applicant is proposing a scale of 1"-100' for the lot add-on plan sheet and a scale of 1"-150' for the existing features plan. The applicant states that these scales allow the properties to be shown on a single page and simplifies the plan. The applicant indicates that both plan sheets are clear and legible.

Section 402.B.10 - Location map shall be drawn at a scale of 1" =880'

The applicant is requesting a modification of the requirement that states that location maps shall be drawn at a scale of 1" =800'. The applicant is proposing a scale of 1" =200'. The applicant notes that the location map cannot adequately show the entire property at the smaller scale; with the larger scale they can show the entirety of the property in context with the surrounding area. The applicant notes that the map is clear and legible.

Section 403.D.19 - Location of all percolation test holes, deep probe holes and well locations

The applicant is requesting a waiver of the requirement that states that the location of all percolation test holes, deep probe holes and well locations shall be provided on the plan. The justification provided is that no new dwellings or buildings are proposed that would require water and/or sewer. The applicant further notes that Lot 1 is being substantially enlarged and Lot 2, while being made smaller, the applicant feels that it still is very large in size and has plenty of space for replacement sewage testing in the future if it becomes necessary. The applicant states that the area of Lot 2 being added to Lot 1 is across the Turnpike from the existing dwelling, making it further unlikely that the area could be utilized for a sewage replacement area.

Section 403.D.22 - Easements for the on-lot sewage replacement locations

The applicant is requesting a waiver of the requirement that states that the location of all percolation test holes, deep probe holes and well locations shall be provided on the plan. The justification provided is that no new dwelling or buildings are proposed that would require water and/or sewer. The applicant further notes that Lot 1 is being substantially enlarged and Lot 2, while being made smaller, the applicant feels that it still is very large in size and has plenty of space for replacement sewage testing in the future if it becomes necessary. The applicant states that the area of Lot 2 being added to Lot 1 is across the Turnpike from the existing dwelling, making it further unlikely that the area could be utilized for a sewage replacement area.

Josh Reist made a motion, seconded by Jay Zimmerman to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 11/17/22. \* The motion was unanimously approved.

Josh Reist made a motion, seconded by Jay Zimmerman to execute and sign the Non-Building Planning Waiver and recommend the same to the Board of Supervisors. \* The motion was unanimously approved.

New Business

None

Old Business

1. Discussion on Short Term Rentals and R3 Zoning Amendments

Both items were tabled at this time.

2. Review December Zoning Hearing Applications

Bruce Leisey reviewed the December Zoning Hearing Application with the Planning Commission. No comments were made.

Adjournment

Josh Reist made a motion, seconded by Jay Zimmerman, to adjourn the meeting at 8:07 p.m. \*The motion was approved unanimously.

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Jon Price, Chairman

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ABSENT  
Adrian Kapp, Vice Chairman

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Josh Reist, Secretary

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Jay Zimmerman, Member