

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### August 28, 2023

The Planning Commission of Clay Township met on an advertised meeting date of August 28, 2023, at 7:00 PM at the Clay Township Municipal Office, 870 Durlach Road, Stevens, PA, at a time and place duly established to hold such a meeting and advertised and posted in accordance with the Second-Class Township Code and Sunshine Law. The meeting agenda was posted in accordance with the Second-Class Township Code and Sunshine Law.

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

Also present was Bruce Leisey, Township Manager, and Bob Lynn, Hanover Engineering.

Also present were those listed on the attendance sheet.

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

Josh Reist made a motion, seconded by Jay Zimmerman to approve the Agenda as printed.

#### Approval of the Minutes

Josh Reist made a motion, seconded by Jay Zimmerman to approve the minutes from the May, 22, 2023 meeting. \* The motion was approved unanimously.

#### Correspondence

1. None

#### Plan Review

1. Nolt Spreading LLC - Waiver of Land Development

Gary Nolt reviewed his request with the Commission. Nolt Spreading owns a fertilizer business at 135 East Woodcorner Road. They would like to construct a 9,360 square foot building to store their existing fertilizer products to keep them dry and have easier access to load. They currently load outdoors, and the timing is affected by the weather.

The property is zoned LI. The business is family owned and there will be no additional employees added as a result of this project. In fact, the process will require less manhours in the new building.

There are currently minimal retail sales and that would not change with this project.

Business hours will remain from 7:00 am to 4:30 pm, and they are not expecting any additional traffic to be generated.

Donna Bollinger made a motion, seconded by Jay Zimmerman, to recommend approval of the Waiver of Land Development to the Board of Supervisors. \* The motion was unanimously approved.

New Business

None

Old Business

1. Discussion on R3 Zoning Amendments to Zoning Ordinance

Bruce Leisey stated that staff are currently working to prioritize the parcels for consideration based on infrastructure capacity.

2. Discussion on Future Water and Sewer Infrastructure Improvements

Bruce Leisey reviewed the location of current water and sewer infrastructure, in relation to zoning districts, urban growth boundaries, and preserved farms.

The Township Manager updated the commission on the status of current plans.

Adjournment

Jay Zimmerman made a motion, seconded by Donna Bollinger, to adjourn the meeting at 8:17 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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Donna Bollinger, Member

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Jay Zimmerman, Member