

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

December 18, 2023

The Planning Commission of Clay Township met on an advertised meeting date of December 18, 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, Adrian Kapp, Jay Zimmerman and Donna Bollinger. Josh Reist was absent.

Also present was 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, Chairman at 7:00 PM.

Approval of the Minutes

Jay Zimmerman made a motion, seconded by Donna Bollinger to approve the minutes from the August, 28, 2023 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Dutch Country Transport - Request for Waiver of Land Development

Ted Cromleigh, Diehm & Sons reviewed the plan with the Planning Commission.

The proposed addition to Dutch Country Transport consists of a demolition to an existing connecting bridge between two existing transport truck maintenance bays and existing offices.

The new two-story addition will replace where the bridge is to be removed and will house the relocated offices and storage. No new impervious coverage will be installed due to the location of the new addition pad going over existing stone.

Business hours will remain as-is and no additional parking is required.

A commercial holding tank will be installed to handle the sewer for the new addition.

Jay Zimmerman made a motion, seconded by Adrian Kapp, to recommend approval of the Waiver of Land Development to the Board of Supervisors contingent on approval of a sewer permit. * The motion was unanimously approved.

2. Mark and Dorothy Weaver - Lot Add-On Plan

Bob Lynn reviewed the plan with the Planning Commission.

Mark & Dorothy Weaver are proposing to add 12.190 acres to their existing 10.966-acre tract on West Girl Scout Road (rear - Lot #2) from their adjoining 15.945-acre tract at 397 W Girl Scout Road (Lot #1). If approved, Lot #1 will be 3.754 acres with a single-family dwelling and Lot #2 will be 23.156 acres undeveloped.

Township Staff recommends approval considering the lots are already two separate lots of record and the proposed lot add-on will bring both lots closer to compliance with Township ordinances. Township Staff is also under the understanding that Lot #2 will be placed in Clean and Green and no site improvements are currently proposed.

There was discussion on the adoption and planning importance of Ordinance 10-14-02A which amended the definition of "farms" in Chapter 10, Part 1, Subsection 103.c. Farms - any tract of land containing 25 acres more or less used predominately for farming purposes.

There was discussion on the fact that the plan was not creating any new lots and that the lots are currently privately owned, and no new site improvements are currently proposed.

Donna Bollinger made a motion, seconded by Adrian Kapp to approve deferral of Section 602.K - required road right-of-way and street improvements as no demolition or site improvements are currently proposed for the property. * The motion was unanimously approved.

Adrian Kapp made a motion, seconded by Jay Zimmerman to recommend approval of the Lot Add-On Plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 12/13/23. * The motion was unanimously approved.

New Business

None

Old Business

- 1. Schedule Meeting with Lancaster County Planning Department regarding Carl Martin’s request to Preserve Farm

Bob Lynn informed the Planning Commission that Township Staff has been working with Carl Martin on preserving his farm which includes possible rezoning of some land and asked if any of the Planning Commission would like to be involved in that process.

A meeting will be scheduled with the Lancaster County Planning Department to review the possible zoning map changes.

Jon Price and Adrian Kapp said they would be interested in attending the meeting.

Bob Lynn will get dates for the meeting and contact Jon and Adrian.

Adjournment

Adrian Kapp made a motion, seconded by Jay Zimmerman, to adjourn the meeting at 7:46 p.m. *The motion was approved unanimously.

Jon Price, Chairman

Adrian Kapp, Vice Chairman

ABSENT
Josh Reist, Secretary

Donna Bollinger, Member

Jay Zimmerman, Member