

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 29, 2024

The Planning Commission of Clay Township met on an advertised meeting date of April 29, 2024, 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, Jay Zimmerman and Donna Bollinger. Adrian Kapp and Josh Reist were absent.

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

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:12 PM.

Approval of the Minutes

Donna Bollinger made a motion, seconded by Jay Zimmerman to approve the minutes from the February 26, 2024 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

None

New Business

None

Old Business

1. Discussion on R3 Zoning Amendment to Zoning Ordinance

Bruce Leisey updated the Planning Commission members on the R3 Zoning Amendment.

There was discussion on several possible tracts, how many acres would be feasible for the R3 Zoning, what type of density and where water and sewer were available.

After discussion, Jay Zimmerman made a motion, seconded by Donna Bollinger to recommend to the Board of Supervisors Lots #5, #7 and #8 (as outlined in the Agenda packet) to rezone to the proposed R3 Zoning. * The motion was approved unanimously.

2. Update on Meeting with Lancaster County Planning Department regarding Carl Martin Request to Preserve Farm

Bruce Leisey updated the Planning Commission members on the status of the request from Carl Martin to preserve his farm.

In conjunction with the discussion on the R3 Zoning, Donna Bollinger made a motion, seconded by Jay Zimmerman to recommend to the Board of Supervisors that a approximately 4 acre portion of Carl Martin's land adjacent to Victoria Manor MHP be zoned to R3 and the remaining 18 acres be zoned to AG. * The motion was approved unanimously.

3. Short Term Rental Ordinance - Review Comments from LCPD

Bruce Leisey reviewed LCPD and Clay Township Board of Supervisors comments with the Planning Commission Board.

There was discussion on required parking spaces and allowing accessory structures to be used as a STR on a property.

Township Staff will review Clay Township's Planning Commissions comments with the Board of Supervisors.

Adjournment

Jay Zimmerman made a motion, seconded by Donna Bollinger, to adjourn the meeting at 9:11 p.m. *The motion was approved unanimously.

Jon Price, Chairman

ABSENT
Adrian Kapp, Vice Chairman

ABSENT
Josh Reist, Secretary

Donna Bollinger, Member

Jay Zimmerman, Member