

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 24, 2024

The Planning Commission of Clay Township met on an advertised meeting date of June 24, 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, Donna Bollinger and Josh Reist. Adrian Kapp was absent.

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

Also present were those listed on the attendance sheet.

The meeting was called to order by Jon Price at 7:05 PM.

Approval of the Minutes

Jay Zimmerman made a motion, seconded by Donna Bollinger to approve the minutes from the April 29, 2024 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Clayland Commons - Discussion on Restricting Access to Snyder Lane from Clay School Road

Prior to the meeting area residents were provided Notice that the proposed restriction of access to Snyder Lane was to be discussed. The item was also on the Agenda. This was a preliminary discussion, and it was explained that the purpose of the discussion was to seek public comment and determine if the idea may be worth further exploration.

Craig Smith, RGS Associates representative from Clayland, gave a brief overview of the Clayland Commons plan and the proposed changes restricting access to Snyder Lane from Clay School Road.

There was open discussion regarding the proposed changes.

Several concerns were expressed including that there is too much traffic on Clay School Road already, proposed change forces everyone in Mobile Home parks to travel around to drive home if coming from the West on 322, concerns with traffic cutting through Valley View Mobile Home Park as a short cut, concerns with all the commercial truck traffic currently on Clay School Road, concerns with the accuracy of the traffic study since it was conducted during COVID, concerns with school traffic and children's safety and questions on what would be used to create the one way access and who would monitor the traffic.

There was also discussion on a R/In and R/Out, traffic signal and turn lanes on 322 and Snyder Lane and Rock Road intersection.

Jon Price thanked the audience for attending and expressing their thoughts and concerns.

Jay Zimmerman made a motion, seconded by Josh Reist to table the item until the next meeting on July 22, 2024 to allow the Developer to provide more detailed information on the traffic study that was conducted. The Planning Commission requested Developer have someone more familiar with the study attend the next meeting. * The motion was unanimously approved.

2. Corey and Carol Martin - Request for Waiver of Land Development Planning

Ted Cromleigh, Diehm and Sons and Corey Martin reviewed the plan with the Planning Commission members.

The Martin's own a 92 ac farm located in Clay and Elizabeth Townships. The majority of the improvements are located on a 2.84 ac tract at the northeast corner of Middle

Creek and Clay Roads in Clay Township. The farm is enrolled in a conservation easement with the Lancaster County Agricultural Preserve. The portion of the farm located in Clay Township was exempted from the preservation easement. The tract contains the main barn, ag buildings, single-family farm dwelling and accessory farm residence (mobile home). Both residential uses have their own on-lot water and sewer supply.

The Martin's are proposing to add a permanent accessory farm dwelling on the Clay Township portion of the farm in which him and his wife would reside. His grandmother currently resides in the mobile home and that unit will be turned into an echo housing unit.

The construction of the new dwelling does not involve the preserved portion of the farm. There will need to be a new primary and replacement sewage absorption areas established and the only place that could accommodate the required isolation distances from the existing wells would be on their land on the west side of Clay Road in Elizabeth Township. A request has been submitted to the Lancaster County Ag Preserve Board to place the sewage system on the preserved farm and will be reviewed at their June 27, 2024 meeting.

There was discussion on concerns with installing the sewage system on the preserved portion of the farm by the Planning Commission.

Jay Zimmerman made a motion, seconded by Donna Bollinger to recommend approval to the Board of Supervisors of the Waiver of Land Development. * The motion was approved unanimously with Jon Price noting his concerns with allowing a sewage system to be installed on farmland that is preserved.

3. 1765 Kleinfeltersville Road - Lot Add-On Plan

No representatives were in attendance at the meeting. This item was tabled until the next meeting.

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 and the concerns that Township Staff had after reviewing the lots that were recommended on April 29, 2024.

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

Jay Zimmerman made a motion, seconded by Josh Reist to recommend to the Board of Supervisors Lots #1, #6 and #7 (as outlined in the R3 Zoning District Analysis) 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.

3. Short Term Rental Ordinance - Review Comments from LCPD

Bruce Leisey reviewed the proposed Short Term Rental Ordinance with the Planning Commission Board.

This item was tabled until the July 22, 2024 meeting where a draft of the Ordinance will be reviewed.

Adjournment

Jay Zimmerman made a motion, seconded by Donna Bollinger, to adjourn the meeting at 10:15 p.m. *The motion was approved unanimously.

Jon Price, Chairman

ABSENT
Adrian Kapp, Vice Chairman

Josh Reist, Secretary

Donna Bollinger, Member

Jay Zimmerman, Member