

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 22, 2024

The Planning Commission of Clay Township met on an advertised meeting date of July 22, 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 Adrian Kapp. Josh Reist 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 7:02 PM.

Approval of the Minutes

Jay Zimmerman made a motion, seconded by Donna Bollinger to approve the minutes from the June 24, 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

Aaron Bricker, RGS Associates; Eric Mountz, Traffic Planning and Design, Inc. and Gary Zimmerman representatives of Clayland Commons were in attendance to further discuss traffic concerns with the proposed development.

Eric Mountz reviewed the traffic study that was conducted and answered questions regarding the study and traffic patterns from Planning Commission members.

Jay Zimmerman made a motion, seconded by Adrian Kapp to recommend no changes to the access to Snyder Lane at this time. * The motion was unanimously approved.

2. 1765 Kleinfeltersville Road - Lot Add-On Plan

This item was tabled until the next meeting.

3. A. Keith Martin - Lot Add-On Plan

This item was tabled until the next meeting.

4. Billy Ditzler - Lot Add-On Plan

This item was tabled until the next meeting.

New Business

None

Old Business

1. Carl Martin - Request to Preserve Farm

Bruce Leisey reviewed with the Planning Commission members that Carl Martin’s property was not included in the R3 rezoning recommendation from the last meeting.

It was agreed, that the additional dwelling units from the proposed R3 rezoning recommendations would offset the loss of dwelling units if Mr. Martin’s property was rezoned to AG zoning and preserved.

Donna Bollinger made a motion, seconded by Jay Zimmerman to recommend to the Board of Supervisors the rezoning of Carl Martin’s property to AG zoning from R2 zoning to assist with preserving the farm. * The motion was unanimously approved.

2. Short Term Rental Ordinance

Jennifer Mejia reviewed the proposed Short Term Rental Ordinance with the Planning Commission members.

There was discussion on utilizing an accessory structure for a short term rental and enforcement of the Ordinance once it is adopted.

Adrian Kapp made a motion, seconded by Donna Bollinger to recommend approval of the proposed Short Term Rental Ordinance as advertised to the Board of Supervisors. * The motion was unanimously approved.

Adjournment

Adrian Kapp made a motion, seconded by Jay Zimmerman, to adjourn the meeting at 8:44 p.m. *The motion was approved unanimously.

Jon Price, Chairman

Adrian Kapp, Vice Chairman

ABSENT
Josh Reist, Secretary

Donna Bollinger, Member

Jay Zimmerman, Member