

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

January 27, 2025

The Planning Commission of Clay Township met on an advertised meeting date of January 27, 2025, 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, Josh Reist, Jay Zimmerman and Donna Bollinger.

Also present was Bruce Leisey, Township Manager, 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 Bruce Leisey, Township Manager at 7:01 PM. Bruce Leisey was appointed Temporary Chairman and conducted the meeting until election for Chairman.

Election of Officers

Jay Zimmerman made a motion, seconded by Adrian Kapp to re-appoint Jon Price as Chairman for 2025. * The motion was unanimously approved.

Josh Reist made a motion, seconded by Jay Zimmerman to re-appoint Adrian Kapp as Vice-Chairman for 2025. * The motion was unanimously approved.

Adrian Kapp made a motion, seconded by Donna Bollinger to re-appoint Josh Reist as Secretary for 2025. * The motion was unanimously approved.

Approval of the Minutes

Adrian Kapp made a motion, seconded by Jay Zimmerman to approve the minutes from the November 25, 2024 meeting. * The motion was approved unanimously.

Correspondence

1. Attendance at PSATS Convention

Bruce Leisey reviewed the dates of the convention with the Planning Commission and asked board members to contact him if they would like to attend.

Plan Review

1. Wildflower Pond Commons - Revised Final Plan

Francesco Conigliaro reviewed the revised plan with the Planning Commission. The revised plan includes the removal of the front parking lot building pad and a separated building that will include a daycare facility approximately 10,000 sq ft with a 5,000 sq ft outside green area. Francesco Conigliaro also stated with the approval of the revised final, the rest of the building connected to Penn Medicine will be constructed and leased.

Adrian Kapp made a motion, seconded by Jay Zimmerman to recommend approval of the revised final plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 1/27/2025. * The motion was unanimously approved.

New Business

None

Old Business

1. R3 Zoning Amendment Language

Bruce Leisey gave a brief update on the R3 Zoning Amendment. Township Staff is still working on the language for R3 Zoning and will review with the Planning Commission once completed.

Adjournment

Adrian Kapp made a motion, seconded by Josh Reist, to adjourn the meeting at 7:58 p.m. *The motion was approved unanimously.

Jon Price, Chairman

Adrian Kapp, Vice Chairman

Josh Reist, Secretary

Donna Bollinger, Member

Jay Zimmerman, Member