CLAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 24, 2026

The Planning Commission of Clay Township met on an advertised meeting date of August 24, 2026, 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, Josh Reist, Jay Zimmerman and Donna Bollinger. Adrian Kapp was absent.

Also present was Bruce Leisey, Township Manager and Bob Lynn, Hanover Engineering.

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:00 pm.

Approval of the Minutes

Jay Zimmerman made a motion, seconded by Josh Reist to approve the July 27, 2026 meeting minutes. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. Zimmco Enterprises – Waiver of LD - #26-05 9/20/26

Kevin Varner, Diehm & Sons, and Nate Zimmerman, Owner, reviewed the Plan with the Commission.

The project involves adding 1,602 square feet to an existing contractor's shop building and expanding a gravel outdoor storage area by approximately 6,460 square feet. No lots are being created or adjusted, no new utility connections are proposed, and the existing driveway will remain unchanged. The proposed work simply allows the existing operation to function more efficiently; it does not change what the business is or how it operates.

There was discussion on the use of the additional space, effect on traffic and parking requirements.

Jay Zimmerman made a motion, seconded by Josh Reist to approve the waiver of LD contingent on compliance with the conditions in the Hanover Engineering letter dated 7/24/26 from Bob Lynn. * The motion was approved unanimously.

New Business

None

Old Business

1. Discussion and Review of Zoning and Land Development Ordinances

There was discussion on proposed building setbacks for Data Center Buildings, audio and visual screening for accessory structures. Township Staff will work to draft an Ordinance for the Planning Commission members to review.

There was discussion on draft regulations for accessory uses on farms in the Ag Zoning District, specifically Ag-based businesses and occupations. Topics of discussion included: types of uses to allow, tract and area requirements, employee requirements, area character requirements, setbacks, landscaping, screening, outdoor storage and traffic.

Township Staff will update draft for review at the next meeting.

Adjournment

Jay Zimmerman made a motion, seconded by Josh Reist, to adjourn the meeting at 8:47 p.m. *The motion was approved unanimously.

_____ ____ ABSENT _____ _____
Jon Price, Chairman Adrian Kapp, Vice Chairman

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Josh Reist, Secretary Donna Bollinger, Member

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Jay Zimmerman, Member