

CLAY TOWNSHIP BOARD OF SUPERVISORS
JOINT MEETING WITH THE PLANNING COMMISSION
MINUTES
July 27, 2015

The Supervisors of Clay Township met with the Planning Commission at their regularly scheduled meeting on July 27, 2015, at the Clay Township Municipal Building Office, 870 Durlach Road, Stevens, Pennsylvania, at a time and place duly established to hold such a meeting, and advertised and posted in accordance with the Township Code.

Supervisors present were Tim Lausch, Chairman, Keith Martin, Vice-Chairman, and Gary Landis, Secretary.

Also present was Bob Lynn from Hanover Engineering.

The meeting was called to order by Chairman Tim Lausch at 7:15 p.m.

Engineer's Report

1. Robert and Ruth Fox – Deferral of Land Development.

Ted Cromleigh, Diehm and Sons, Chad Fox and Robert Fox reviewed the deferral request with the Planning Commission Members and the Clay Township Board of Supervisors.

The owner proposes to construct a multi-purpose seasonal produce sale/shared parking facility with the adjoining Fox Meadows Creamery. The sales/parking lot will contain an 800 sf seasonal produce sales facility and gravel parking facility containing 46 parking spaces.

The seasonal produce sales will allow the relocation of the sale of pumpkins and other fall seasonal items from the farm to an area adjacent to the creamery. This would limit traffic on the farm and increase traffic for the pumpkin sales due to the location next to the business. The Fox's would like to rent parking to the creamery on this site for times when the creamery parking lot is at peak capacity. This is likely to be seasonal in nature – Friday and Saturday evenings throughout the summer.

The parking facility is located entirely in the 100 year floodplain of the Middle Creek. The parking facility will be constructed ensuring that there will be no increase in the height of the 100 year floodplain.

The shared parking with the creamery is granted on a temporary basis because the future long term plan is for the Fox family to acquire additional real estate adjacent to the preserved farm and Fox Meadows Creamery for the purpose of constructing a permanent parking facility and relocating the seasonal produce sales. It is difficult to pinpoint a time-frame for implementation of this plan given the uncertain nature of the owners selling. The Ag Board is requiring all topsoil removed from the field to be stockpiles on site. The top soil will be field applied so that it can be reclaimed in the future.

Mr. Cromleigh reviewed the Hanover Engineering letter dated 7/15/15 with the Planning Commission members and the Board of Supervisors. The Fox's had concerns with comment #2 - requirement of a traffic attendant. They proposed the following alternative's which would provide the same result of eliminating stacking of vehicles on Rt 322 and the creamery entrance.

- Alternative #1 – paint thicker white lines to delineate enter/exit of the parking area onto the road
- Alternative #2 – install clear directional signage to both parking lots
- Alternative #3 – exit temporary parking lot at North end onto N Clay Road with entrance temporary lot at South end and one way traffic
- Alternative #4 – utilize a parking attendant at special events

The Planning Commission members and Board of Supervisors was generally in favor of the proposed alternatives but, question what the plan is if the alternatives do not eliminate stacking of vehicles. The Fox's believe the additional 46 spaces are more than enough. They expect to only utilize 20 spaces and stacking will not be an issue.

Gary Landis shared with the Planning Commission members and Board of Supervisors that Mike Burkholder of Foundry Tire told Gary he has visited the site on numerous occasions and has witness up to 28 vehicles utilizing the Foundry Tire Lot and parked along the road. Gary stated that he is confident 30-40 spaces will be used on a regular basis. Gary also said that he has seen up to 56 people in line for ice cream and a 40-45 minute wait in line to order.

Gary Landis reviewed his signage recommendation with the Planning Commission members, Board of Supervisors and Fox's.

After discussion, it was agreed the Fox's would submit a directional signage plan (showing location of the directional signals, potential stop bar and stop sign) for the Board of Supervisor's approval at their August 10, 2015 meeting.

2. Richard and Yvonne Wenger Stormwater Management Agreement

After review, Keith Martin made a motion, seconded by Gary Landis to approve and execute the Wenger Stormwater Management Agreement. * The motion was unanimously approved.

Adjourn

Keith Martin made a motion, seconded by Gary Landis, to adjourn the meeting at 10:00 p.m. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice-Chairman

Gary Landis, Secretary