

CLAY TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING MINUTES – Planning Commission
October 28, 2013

The Supervisors of Clay Township met on a specially scheduled meeting date of October 28, 2013, at the Clay Township Municipal 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 Second Class Township Code and the Sunshine Law.

Supervisors present were Timothy Lausch, Chairman, and Justin Harnish, Vice-Chairman and Keith Martin, Secretary.

Also attending were those listed on the meeting attendance sheet, which is attached to these Minutes.

Tim Lausch called the meeting to order at 7:10 p.m.

Engineer's Report

1. Discussion on Changes to Official Map

This item was tabled until next meeting.

Old Business

1. Route 322 Corridor Discussion

Bob Lynn, Township Engineer, reviewed the proposed Route 322 rezoning with the Board of Supervisors, Planning Commission and audience.

Gwen Newell, Lancaster Country Planning Commission representative, stated that the LCPC has had input and have been included in the discussion of the Route 322 rezoning. The proposed area has public utilities and transportation network. The Township is designing an access management plan with the ultimate goal to provide agricultural sustainability and economic development for the area.

The Clay Township Comprehensive Plan has not been updated recently. LCPC ran an analysis of the current Comprehensive Plan. The findings were that the plan is old but has solid concepts with a goal of business opportunity to sustain the economy in Clay Township. LCPC is comfortable with a Comprehensive Plan Amendment and not a complete rewrite of the current plan.

Tim Lausch opened the floor to questions and comments from the audience.

Ralph Kurtz, 245 Durlach Road

Stated this is the only Ag zone along 322. Mr. Kurtz said that he does not want this area to look like the East end of Ephrata. He is willing to pay higher taxes to live in a farm community. He feels that rezoning will not raise the tax base. He suggested changing the Ruth Burkholder property which is R2 to HC and save the three farms that are proposed to be included in the rezoning.

Ann Weaver, 275 N Clay Road

Mrs. Weaver asked how many red lights are proposed.

Bob Lynn said that there is one main signalized intersection proposed and right-in/right-out located elsewhere.

Gerald Musser, 231 Durlach Road

Mr. Musser asked if there will be more traffic on Durlach road.

Bob Lynn said no, that local residents will access proposed development from Durlach Road.

Kathy Gentzler, 2070 W Main Street

Voiced concerns with added traffic. She stated that she loves the farm land and is not interested in more business areas.

Levi Zimmerman, 380 Durlach Road

Feels this will create poverty.

Tim Lausch disagreed; he feels it will increase job opportunities.

Jim Musser, 151 Durlach Road

He feels that the rezoning will turn our area into Montgomery County. He stated that rezoning is like selling your sole. He also asked if the proposed rezoning could be put on ballot as referendum.

Ken Shirk, Township Solicitor, stated that the proposed rezoning cannot be added to the ballot.

Justin Harnish, Township Supervisor, stated that this meeting was being held as a planning workshop meeting. All changes are still proposed and no final decisions were going to be made at this meeting or in the near future. Justin stated that this proposed rezoning is much more than the addition of a Highway Commercial district. It also involves zoning properties as to their use on the South side of 322.

Tim Lausch, Township Supervisors, stated that he feels that Mr. Musser would rather not have any development on agriculture land.

Ralph Kurtz

Said he feels that the 9 acres of agriculture zoned land owned by the Ephrata Church of the Nazarene should not be rezoned to commercial.

Justin Harnish, Township Supervisor, stated that there would be an access drive through the commercial land behind the Church to connect to the proposed HC development.

Cindy Tshudy, 305 Durlach Road

Stated that 322 is wide open and not congested and now we want to have congestion.

Denton Miller, 2098 West Main Street

Said that trucks are already using 322 to eliminate the Turnpike at all hours of the day.

Nelson Horst, 320 Clay School Road

Mr. Horst owns a small produce stand along Clay School Road and feels that the rezoning is not appealing. It is difficult to farm next to public and commercial land.

Ruben Weaver, 673 Springville Road

Mr. Weaver asked if the plan must be 100% approved or rejected.

Tim Lausch, Township Supervisor, stated that the plan is still in the early development stages and can be modified.

Chris Landis, 882 Durlach Hill Road

Mr. Landis stated that more people have left Lancaster County than have come into county. He asked if we need more commercial zoning. He feels it will just cause more traffic issues and public relation issues. He feels it will increase law enforcement traffic 10 fold. He also stated that HC tax return is not as great as Ag.

David Kitch, 1500 Furnace Hill Road

Mr. Kitch asked why the Township is looking into the proposed rezoning if it is not currently a legal requirement.

Keith Martin, Township Supervisors, stated that the Township is looking at long term planning and recognizes that some type of development will eventually happen. Mr. Martin stated who will the Board of Supervisors be in 10-15 years and what will their mindset be on development. The Board of Supervisor's responsibility is to plan ahead and change is inevitable.

Nicole Kurtz, 245 Durlach Road

Ms. Kurtz wishes the community was the same as 20 years ago. She asked why we must change.

Peter Martin, Earl Township

Mr. Martin asked if Supervisor Tim Lausch supported this zoning change.

Tim Lausch, Township Supervisor, stated that his is opposed to the rezoning as it is currently shown on the proposed plan.

Lance Kurtz, 245 Durlach Road

Mr. Kurtz asked why we need a strip mall.

Fred Duram, East Lampeter

Mr. Durman stated that the Durlach area is beautiful...best area in Lancaster County. He also felt that ag farmland should be preserved.

Glenn Hursh, 515 Clearview Road

Mr. Hursh asked where is the location of proposed access to Route 322.

Bob Lynn, Township Engineer, stated that the proposed plan is to limit access to one main intersection along Route 322.

Tim Lausch, Township Supervisor, stated that a Walmart or Target will not be allowed in the proposed HC zoning.

Justin Harnish, Township Supervisors, stated that there are residents already living in the area that would be able to utilize the services provided by the new business.

Dan Sweigart, Ephrata Borough

Mr. Sweigart stated that increased traffic congestion will be a huge problem. He stated that total acreage of 61+ could accommodate Park City, Urban Outfitters, etc. Mr. Sweigart feels that rezoning road frontage will ruin 3 farms.

Tim Lausch, Township Supervisor, asked Mr. Sweigart if he would be in favor of rezoning any ag land for another use.

Mr. Sweigart stated that there is no legal mandate to rezone at this time and once the land is paved over, the land is gone forever. He encouraged everyone to look down the road before making any changes.

Ivan Hursh, 540 Clearview Road

Mr. Hursh suggested putting in a red light at 322 and Snyder Lane and develop Snyder Lane and 322 from Rock Road East to Meadow Valley Electric.

Jim Brown, 2065 West Main Street

Mr. Brown asked about the 9.1 acres of R2.

Tim Lausch, Township Supervisor, stated that is already existing and not part of the proposed rezoning.

Ralph Kurtz, 245 Durlach Road

Mr. Kurtz asked about the possibility of rezoning the Seibel farm in to commercial.

Tim Lausch, Township Supervisors, said that option will be investigated.

Gary Landis, 110 Yummerdall Road

Mr. Landis applauds the Board of Supervisors for looking into the future and giving the audience a voice. He stated that Elam Lauver would not like this plan, but realizes that the Township must provide commercial opportunity sooner or later. He suggested the Board of Supervisors look at additional NC sites. He said that there is no rule that we need to rezone ag land for neighborhood commercial, it can be any zoning district. If it is necessary to rezone ag land, make it as small as possible and make up for lost ag land by financially supporting ag preservation.

Jon Price, 106 Forry Drive

Mr. Price asked if the Board of Supervisors would consider a resolution to not rezone ag land for any use except for parks or churches.

Tim Lausch, Township Supervisor, said that yes they would consider that resolution.

Craig Merkey, 1330 Forest Hill Road

Mr. Merkey asked about the disadvantage for the South side of Route 322 properties.

Ralph Kurtz, 245 Durlach Road

Mr. Kurtz stated that the Lancaster County Planning Commission recommended 20 years ago to rezone the North side to ag land because they did not want a strip mall.

Herb Noack, 216 Woodchuck Drive

Mr. Noack expressed his concerns with traffic problems with the proposed zoning district.

David Kitch, 1500 Forest Hill Road

Mr. Kitch feels that working on the proposed plan for two years is not preliminary stage of planning.

Tim Lausch, Township Supervisor, stated that local government works slow.

Justin Harnish, Township Supervisor, said that this is not the first meeting. There were several meetings that were advertised and reported in the Lancaster Newspaper.

Gerald Musser, 231 Durlach Road

Mr. Musser asked if one person is behind the proposed rezoning.

Tim Lausch, Township Supervisors, said that the proposed rezoning is not being reviewed at the request of one person.

George Horst, 2011 West Main Street

Mr. Horst said that he is not concerned on what will happen with the taxes if his property is rezoned because it is currently in Clean and Green. Mr. Horst is neutral regarding the proposed rezoning.

Adam Zimmerman, 65 Weidmansville Road

Mr. Zimmerman said that he is not 100% in favor of the rezoning but also can see the growth coming in the future.

Ralph Kurtz, 245 Durlach Road

Mr. Kurtz asked how the Board of Supervisors will communicate future meetings regarding the proposed rezoning.

Tim Lausch, Township Supervisor, said a notice will be sent to all those listed on the sign-in sheet.

Larry Martin, 1185 Sun Valley Road

Mr. Martin asked why we need to destroy three farms. He said let's just destroy one farm and not three.

Christian Landis, 882 Durlach Hill Road

Mr. Landis stated that there are only 210,000 farms in the US and removing three would be a significant loss.

Unknown, Denver

Neighborhood Commercial and Limited Industrial zoned properties are hard to find. The right kind of business would not cause excessive traffic.

Curvin Horning, 40 Elser Drive

Mr. Horning asked why water and sewer was run up Route 322. He also voiced concern with traffic issues with the proposed rezoning.

Tim Lausch, Township Supervisor, said that PA DEP mandated that water and sewer be installed along Route 322 for Valley View Mobile Home Park and Clay Elementary School.

Glenn Hursh, 515 Clearview Road

Mr. Hursh stated that he was driving on Route 322 at 3:00 am the other day and did not meet a car the entire time.

Tim Lausch, Township Supervisor, said that there is more traffic on Route 322 between 7:00 AM and 7:00 PM.

The Board of Supervisors thanked the audience for their input. Attendees listed on attendance sheet will be notified of any future meetings.

Bills to be Paid

Keith Martin made a motion, seconded by Justin Harnish to approve payment from the General Fund in the amount of \$70,035.48. * The motion was approved unanimously.

Keith Martin made a motion, seconded by Justin Harnish to approve payment form the Rec Fund in the amount of \$21,368.72. * The motion was approved unanimously.

Adjournment

Keith Martin made a motion, seconded by Justin Harnish, to adjourn the meeting at 9:10 p.m. *The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Justin Harnish, Vice-Chairman

Keith Martin, Secretary