

PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

July 28, 2014

The regularly scheduled meeting of the Paradise Township Planning Commission was held July 28, 2014, at the Paradise Township Municipal Building.

1. Call to Order

The meeting was called to order by Chairman Tom Detwiler at 7:00 PM.

2. Attendance:

Tom Detwiler
Bob Nivens
Tom Bosley
Barry Schuchart
John Livelsberger

Doug Stambaugh, GHI, Township Engineer
There was (1) other present.

3. Approval of the Agenda:

A motion was made by Bob Nivens to approve the Agenda.
The motion was seconded by Tom Bosley and was unanimously approved.

4. Approval of the Meeting Minutes of June 23, 2014:

A motion to approve the Meeting Minutes was made by Bob Nivens and was seconded by Barry Schuchart and was unanimously approved.

5. Citizen's Concerns and Comments:

The floor was opened for any citizens' concerns and comments.

There were none.

6. Communications:

- A. Report from the Township Supervisor's meeting of July 14, 2014.
- B. Miscellaneous: Nothing new discussed.
- C. Zoning Office: No information provided.

7. Sketch Plans: None

8. Old Business:

A. Paradise Village (Abbotts LLC) Preliminary Land Development Plan

After review of a plan dated July 8, 2013, Revised May 10, 2014, May 16, 2014 and June 20, 2014 and the following plan review comments:

1. Township Engineer, GHI, dated September 9, 2013, May 19, 2014 and July 28, 2014.
2. York County Planning Commission dated April 25, 2014.
3. Paradise Township Planning Commission dated May 27, 2014.

A motion was made by Tom Bosley to recommend Paradise Township Supervisor APPROVAL of the plan with the following conditions:

1. A "Homeowner's Association" shall be created to establish for the care and maintenance of all common areas. That document shall be submitted for review by the Township Solicitor. (Twp. Eng. GHI comment 5 and YCPC comment 18)
2. The plan proposes to discharge storm water onto the adjacent Parcel 30, Lands of CNR, Inc. A letter from the affected property owner must be obtained. (YCPC comment 19, Chpt.22, S.403.D.7)
3. The owner's signature and notarized statement is required. (Twp. Eng. GHI comment 9, Chpt.22, S.402.B.24 and YCPC comment 17)
4. The seal of the registered surveyor or engineer responsible for the plan, indicating that the survey and/or plan is correct must be provided with the dated signature on the plan. (YCPC comment 11, Chpt.22, S.403.B.17)
5. Any deed restrictions should be noted on the plan, as well as listed in the Home Owner's Association agreement. (Twp. Eng. GHI comment 10, Chpt.22, S.402.B.25)
6. A DEP Planning Module for Land Development as required by the PA DEP and a letter from the Abbottstown / Paradise Joint Sewer Authority stating availability of public sewer capacity shall be provided. (Twp. Eng. GHI comment 11, Chpt.22, S.402.C.4 and YCPC comment 20)
7. Horizontal and vertical alignment for each proposed sanitary sewer, storm sewer and water distribution system. Information on manhole locations, sizes and type of materials to be utilized and drainage calculations shall be submitted. Storm Sewer Plan profiles shall be submitted. (Twp. Eng. GHI comment 13, Chpt.22, S.402.C.10)
8. A plan for the surface drainage of the subdivision and/or land development. Such plan shall include storm water run-off calculations and drainage of proposed grades and facilities for accommodating the anticipated run-off in accordance with requirements stated in the Paradise Township Storm water Management Ordinance. (Twp. Eng. GHI comment 14, Chpt.22, S.402.C.12) This plan shall also be submitted and approved by the York County Conservation District Office. (YCPC comment 21 and 22)
9. Approval of the plan from the Abbottstown-Paradise Joint Sewer Authority is required for public sewer. (Twp. Eng. GHI comment 15, Chpt.22, S.608)
10. An erosion and sedimentation plan and approval of the York County Conservation District is required. (Twp. Eng. Comment 16, Chpt.22, S.402.C.16)
11. An agreement that the applicant will install all underground utilities before paving of streets and/or construction of sidewalks. (Twp. Eng. Comment 17, Chpt.22, S.402.C.18)
12. Approval of proposed street names by the U.S. Postal Service and York County 911. (Twp Eng. GHI comment 19, Chpt.22. S.402.C.21)

13. The payment to the Township of a recreation fee will be required, based on the number of dwelling units. (Twp. Eng. GHI comment 26, Chpt.22, S.515)
14. Street lights are required. (Twp. Eng. GHI comment 30, Chpt.22, S.606) Township Supervisors shall review this item and provide a Waiver from the requirement, or require the plan provide the Street Lighting as per the Paradise Township Ordinances.

The motion was seconded by Barry Schuchart and was unanimously approved.

**B. Tall Grass Meadows
Phase 1, Section 2
Revised Final Plan, Major Subdivision**

5-19-14

No revised drawings or submissions received.

A revised submission, dated May 22, 2014, was submitted, however the Township Engineer recommended, that because additional submissions and various third party agency reviews have yet to be received, that this Planning Commission **TABLE** the plan until the revised submission is complete.

7-28-14

Doug Stambaugh, GHI, Township Engineer reported that he has had communications and has discussed the status of the plan with the developer's engineer. The plan is being revised to address stormwater concerns and plan inconsistencies.

A motion was made by Barry Schuchart to **TABLE** the plan pending a complete and revised submission. The motion was seconded by Tom Bosley and was unanimously approved.

C. Wind and Solar Energy Systems Model Ordinance

A motion was made by John Livelsberger to **TABLE** the Ordinance Review until John Livelsberger was available to assist in the final draft. The motion was seconded by Barry Schuchart and was unanimously approved.

9. New Business:

**A. Paradise Village (Abbotts LLC)
Hellam Properties, LLC
Waiver Request: Chpt.22, S504.F and S505.E**

After review of the Waiver Application a motion to recommend Paradise Township Supervisor **APPROVAL** of the Waiver Request was made by Bob Nivens and was seconded by Tom Bosley, and was unanimously approved.

**B. John T. and Darlene L. Ruhlman
Final Plan, Minor Subdivision (Reverse Subdivision)**

After review of the plan dated June 5, 2014 and the following plan review comments:

1. Township Engineer, GHI, dated July 7, 2014.
2. York County Planning Commission dated July 16, 2014.

A motion was made by Barry Schuhart to recommend Paradise Township Supervisor **APPROVAL** of the plan with the following conditions:

1. All owners of the property must provide notarized signatures on the plan.
2. A new deed shall be prepared for the newly configured property and recorded with the plan so that the County Tax Map can be accurately updated.
3. The proposed subdivision will result in the creation of a new building lot and is subject to the payment of a Recreation Fee x1-Lot.

The motion was seconded by Tom Bosley and was unanimously approved.

10. Adjournment

Having no further business a motion was made by John Livelsberger to adjourn the meeting, seconded by Tom Bosley. The meeting was adjourned at 8:20 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on August 25, 2014, 7:00 pm, at the Township Municipal Building.

Respectfully submitted,
PARADISE TOWNSHIP PLANNING COMMISSION



Tom Detwiler
Chairman / Secretary

cc: Twp. Secretary: Chris Mentzer
Twp. Supervisors: LB, CC, DB
Twp Engineer: Doug Stambaugh, PLS Group Hanover Inc
Twp Planning Commission Members: TB / BN / BS / JL / SC
Twp Zoning / Permit Officer: Wayne Smith, File