

PARADISE TOWNSHIP PLANNING COMMISSION **MEETING MINUTES**

November 24, 2014

The regularly scheduled meeting of the Paradise Township Planning Commission was held November 24, 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

There were eight (8) others present.

3. Approval of the Agenda:

A motion was made by Bob Nivens to approve the Agenda.

The motion was seconded by John Livelsberger and was unanimously approved.

4. Approval of the Meeting Minutes of October 27, 2014:

A motion to approve the Meeting Minutes was made by Tom Bosley and was seconded by Bob Nivens 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 November 10, 2014.

B. Miscellaneous: None.

C. Zoning Office: None.

7. Sketch Plans: None

8. Old Business:

A. Paradise Village

Hellam Properties, LLC

Final Plan, Phase I, Land Development

No new plan submission.

A Waiver Request submitted for the following:
Chapter 22, Section 515.E Payment of Recreational Fee prior to the approval of the Final Plan.

After discussion of the Waiver Request, a motion to recommend Paradise Township Supervisor **DENIAL** the Waiver Request was made by Bob Nivens with the following comments:

1. The Township has no accounting method in place to tract outstanding Recreational Fees if those fees are deferred or tied to the issuance of a building permit.
2. The additional administration work and cost associated with a deferred payment schedule has no benefit to the Township.

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

B. Stormwater Management Ordinance

After review of a Preliminary Draft copy prepared by the Township Solicitor, and a summary by Bob Nivens, a motion was made by Bob Nivens to recommend that the Township Supervisors direct the Township Solicitor to prepare a Final Draft of the proposed new ordinance for review.

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

9. New Business:

A. Tall Grass Meadows

Phase I, Section 2

Preliminary Plan, Major Subdivision(26 Total Lots) dated 11-20-14

Phase I, Section 2A

Final Plan, Major Subdivision (5 Lots) dated 11-20-14

After review of both the Preliminary and Final Plans dated 11-20-14 and the following plan review comments:

1. Township Engineer, Group Hanover, Inc. dated 11-20-14.

A motion was made Bob Nivens to recommend Township Supervisor **APPROVAL** of the plan with the following conditions:

1. Any further approval of Phase I, Section 2 beyond Lot 13 shall require the completion of the proposed roadway indicated as "Clover Run", including the intersection with the existing Township "Moulstown Road".
2. The plan shall bear the owner's notarized signature. (GHI comment 1: Chpt.22, S.403.B.39)
3. The professional responsible for the plans shall sign and seal the drawings. (GHI comment 2: Chpt.22, S.402.B.23)
4. Security for the proposed public improvements is required. (GHI comment 3: Chpt.22, S.403.D.8)
5. Seepage pits shall be added to the plan legend. (GHI comment 4: Chpt.22, S.402.B.20)
6. The developer, upon approval of the Final Plan, shall pay the Recreational Fees required, \$1,500.00 / Lot X 5 (Dwelling Units) Lots = \$7,500.00. (GHI comment 5: Chpt.22, S.515)

The motion was seconded by John Livelsberger and was unanimously approved.

B. Woodrow Wilkins
Zoning Hearing
7348 Lincoln Highway, Thomasville PA 17364

After review of the Application for a Zoning Variance a motion was made by Bob Nivens to make the following recommendations and comments to the Zoning Hearing Board:

1. As required by the application, the applicant has not submitted a Plot Plan of the Property indicating all existing conditions and proposed improvements.
2. If approved by the Zoning Hearing Board, a condition of approval should be the submission to the Township of a Land Development Plan indicating all existing conditions and proposed improvements or changes to the property.
3. Screen plantings and landscaping may be appropriate to screen contractor activities from adjoining properties and from U.S. Rt.30.
4. Limits should be imposed to the amount of material and equipment stored and parked on the site.
5. Limits should be imposed on any existing, proposed or future signage.
6. Limits should be imposed on any existing, proposed or future use of buildings on site.
7. Limits should be imposed on any existing, proposed or future free-standing site or building mounted lighting.

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

C. Balady Farms LLC
Zoning Hearing
380 Moulstown Road, Abbottstown PA 17301

The applicant requested through the Township Zoning Officer to table the plan until the December meeting.

A motion to **TABLE** the application review was made by Bob Nivens, seconded by Barry Schuchart, and was unanimously approved.

D. GIBS LLC
Zoning Hearing
952 Big Mount Road, Thomasville PA 17362

After review of the Application for a Zoning Variance a motion was made by Tom Bosley to make the following recommendations and comments to the Zoning Hearing Board:

1. The applicant claims that the “unnecessary hardship on the property” is Not Self-Created, however, less than a year ago, the applicant subdivided the property, reducing the lot area from 9.92 Acres to 3.35 Acres. This plan is titled: Final Subdivision Plan for GIBS, LLC, 952 Big Mount Road, Paradsie Township, dated July, 2013. This plan was approved by the Paradise Township Supervisors in September or October, 2013.
2. Limit to horses only, no other form of livestock or poultry should be allowed.
3. Limits should be imposed on the total number of horses allowed.
4. The area to be dedicated to be fenced-in should be the maximum available on the site.
5. Any proposed fencing should be appropriate for the containment of horses.
6. Any proposed structures shall be permitted by the Township Zoning Office.
7. The property, proposed use and any structures must also comply with Paradise Township Zoning Ordinance, Chapter 27, Section 1304.

10. Adjournment

Having no further business a motion was made by Tom Bosley to adjourn the meeting, seconded by John Livelsberger. The meeting was adjourned at 8:50 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on December 22, 2014, 7:00 pm, at the Township Municipal Building.

Respectfully submitted,

PARADISE TOWNSHIP PLANNING COMMISSION

A handwritten signature in blue ink, appearing to read 'Tom Detwiler', is written below a horizontal line.

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