

PARADISE TOWNSHIP PLANNING COMMISSION **MEETING MINUTES**

December 22, 2014

The regularly scheduled meeting of the Paradise Township Planning Commission was held December 22, 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 Twp Engineer
Wayne Smith, Twp Zoning Officer

There were six (6) others present.

3. Approval of the Agenda:

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

4. Approval of the Meeting Minutes of November 24, 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 December 8, 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. No action.
The revised plan will be reviewed at the January, 2015 meeting.

B. Stormwater Management Ordinance

No action. Waiting for final draft from the Township Solicitor.

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

A Zoning Hearing Application for an Interpretation of Chapter 27, section 1304 as it relates to existing and proposed use as a “chicken processing facility” at the property referenced above in a Rural Conservation Zone.

After review of the application and the arguments by the owner, Barry Schuchart made the following motion and Recommendation to the Zoning Hearing Board:

1. In support of the Paradise Township Ordinances, including Definitions, the existing and proposed use as a “chicken processing facility” (or any processing of livestock) should not be allowed as it is not consistent with the Paradise Township definition of “Agriculture” “...consistent with practices and procedures that are normally engaged by farmers...”

The motion was seconded by Tom Bosley, and was approved with Bob Nivens voting no.

9. New Business:

A. Planning Commission 2015 Reorganization

A motion was made by Tom Bosley to recommend to the Township Supervisors the following appointments:

Tom Detwiler, Chairman and Secretary
Bob Nivens, Vice Chairman

The motion was seconded by John Livelsberger and unanimously approved.

B. Planning Commission 2015 Meeting Schedule

A motion was made by Bob Nivens to recommend to the Township Supervisors that the Planning Commission meet on the 4th Monday of each month except the meeting in May should be the 3rd Monday to avoid a conflict with the Memorial Day holiday.

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

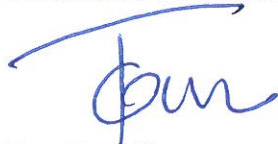
10. Adjournment

Having no further business a motion was made by Tom Bosley to adjourn the meeting, seconded by Barry Schuchart. The meeting was adjourned at 8:05 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on January 26, 2015, 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