

PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

April 28, 2014

The regularly scheduled meeting of the Paradise Township Planning Commission was held April 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 Bon Nivens to approve the Agenda.
The motion was seconded by Tom Bosley and was unanimously approved.

4. Approval of the Meeting Minutes of March 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 April 14, 2014.
- B. Miscellaneous: NONE
- C. Zoning Officer: Construction activity at the corner of Big Mount Road and Admire Road was issued a **Cease and Desist Order**.

7. Sketch Plans:

None.

8. Old Business:

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

No revised drawings or submissions received.

A motion was made by Barry Schuchart to TABLE the plan pending a complete and revised submission.

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

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

No revised drawings or submissions received.

A motion was made by Tom Bosley to TABLE the plan pending a complete and revised submission.

The motion was seconded by Bob Nivens and was unanimously approved.

C. Wind and Solar Energy Systems Model Ordinance

After a review of a preliminary draft prepared by John Livelsberger, Tom Bosley made a motion to TABLE the ordinance for review at the next meeting. John Livelsberger to have a Final Draft prepared for review at the next meeting. The motion was seconded by Barry Schuchart and was unanimously approved.

9. New Business:

**A. Clark P. and Tina M. Craumer / Paradise Township Municipality Authority
Final Plan, Lot Add-On**

After review of the plan dated March 15, 2014, Revised April 28, 2014 and the following plan review comments:

1. York County Planning Commission dated April 28, 2014.
2. Paradise Township Engineer, Group Hanover, Inc. dated April 15, 2014.

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

1. The plan shall indicate all significant natural and manmade features including soil types, existing wells, existing septic systems and culverts. (Twp Eng GHI comment 2, Chpt. 27, S403.6)
2. The plan must be signed by owners and notarized. (Twp Eng GHI comment 7 and YCPC comment 7, Chpt.22, S403.B.39)
3. A Planning Module or Non-Building Waiver approved by the Sewage Enforcement Officer or PA DEP is required. (Twp Eng GHI comment 8 and YCPC comment 8, Chpt 22, S403.D.9)
4. A new Right-of-Way shall be provided at the existing Township Facility access driveway indicated on Lot 5.

5. Roadway improvements or a fee in lieu of are required. The road frontage shall be calculated on Lot 4 and Lot 5 as newly created Add-On Lots. (Approx. 329 LF x \$50/LF=\$16,450.00)
6. Metes and Bounds description shall be prepared and submitted to the Township until a new deed is prepared and filed. The new deed shall be prepared for each property and recorded with the plan so that the York County Tax Map can be updated. (YCPC comment 9)

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

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 8:25 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on May 19, 2014, 7:00 pm, at the Township Municipal Building.

Respectfully submitted,
PARADISE TOWNSHIP PLANNING COMMISSION



Tom Detwiler
Chairman / Secretary

cc: Twp. Secretary: Judy Katz
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