

PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

May 19, 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 Barry Schuchart and was unanimously approved.

4. Approval of the Meeting Minutes of April 28, 2014:

A motion to approve the Meeting Minutes was made by Barry Schuchart 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 May 12, 2014.

B. Miscellaneous: NONE

C. Zoning Officer: NONE

7. Sketch Plans:

Laurenice Apostolakis, 7456 Lincoln Highway, a plan for the minor Add-On subdivision.

8. Old Business:

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

Plan dated July 8, 2013, Revised May 10, 2014

After review of the plan, and the following plan review comments:

1. Township Engineer, Group Hanover, Inc. dated September 9, 2013 and May 19, 2014.
2. York County Planning Commission dated April 25, 2014.

A motion was made by Tom Bosley to TABLE the plan pending the following plan revisions:

1. Sidewalks shall be provided across the frontage of lot, where practical shall be separated from the street curbs by a planting strip at least 5 feet wide, planted with shade trees. (Twp. Eng. GHI comment 2, Chpt.27, S805.E.2)
2. Landscape and streetscape design must conform to Chpt.27, S805.L. (Twp. Eng. GHI comment 4) Parking areas shall be designed and landscaped as to appear broken in mass and in proportion to the scale of the development. A Landscaping Plan shall be prepared and submitted. (YCPC comment 3)
3. Buffers and screens shall be provided as necessary. (YCPC comment 5, Chpt.27, S.1325)
4. The location, dimensions and materials of walls, fences, buffers, screen plantings, and landscaped areas must be included on the plan. (YCPC comment 15, Chpt.22, S.403.B.33)
5. An "Existing Conditions" plan should be included in the plan set showing existing contours and existing natural and manmade features. (YCPC comment 7, Chpt.22, S.402.B.6-11)
6. 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)
7. The plan must indicate areas which are to be dedicated or reserved for public and semi-public use. (YCPC comment 13, Chpt.22, S.403.B.22)
8. The current plan dated July 8, 2013 and Revised May 10, 2014, shall be titled as a "Preliminary Plan". (Twp Eng. GHI comment 1, Chpt.22, S.304)
9. The "Typical Street Section" shall comply with the Township Ordinances. (Twp. Eng. GHI comment 4, Chpt.22, S.402.B.15)
10. Clear sight triangles at each street intersection and each proposed driveway, intersection with a street or another driveway. (Twp. Eng, GHI comment 5, Chpt.22, S.402.B.17 and YCPC comment 8, Chpt.22, S.403.B.13)
11. Storm drain easement should be shown. (Twp. Eng. GHI Comment 6, Chpt.22, S.402.18)
12. 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)
13. Stormwater Management facilities must be shown, dimensioned and identified. (Twp. Eng. GHI comment 7, Chpt.22, S.402.B.20)
14. The Phasing Plan for the Land Development shall be clearly delineated on the plan, or a separate plan shall be created to clearly establish any such proposed phasing. (Twp. Eng. GHI comment 8, Chpt.22, S.402.B.21 and YCPC comment 16)
15. The owner's signature and notarized statement is required. (Twp. Eng. GHI comment 9, Chpt.22, S.402.B.24 and YCPC comment 17)

16. 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)
17. 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)
18. 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)
19. Centerline profiles for each proposed street showing complete vertical geometry including lengths of vertical curves, grades and centerlines. All utilities within the street should be shown on the profile. (Twp. Eng. GHI comment 12, Chpt.22, S.402.C.9)
20. 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)
21. A plan for the surface drainage of the subdivision and/or land development. Such plan shall include stormwater 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 Stormwater 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)
22. 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)
23. 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)
24. 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)
25. A traffic impact study, prepared in accordance with Chapter 22, Section 517. (Twp Eng. GHI comment 18, Chpt.22, S.402.C.20 and YCPC comment 25) The developer's engineer submitted a "Transportation Impact Study Scoping Meeting Application" dated April 29, 2015, and prepared by Grove Miller Engineering, Inc. (YCPC comment 28)
26. 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)
27. Proper sight distances must be provided at the street intersection. (Twp. Eng. GHI comment 21, Chpt.22, S.505.L)
28. Intersection curve radii of curb must be shown. (Twp. Eng. GHI comment 22, Chpt.22, S.506.C)
29. The proposed curve radii of the proposed street intersection with U.S. Rt.30 must be provided. (YCPC comment 26)
30. Sight distances in accordance with the Penn DOT Design Manual, Part 2, Highway Design Publication M. (Twp. Eng. GHI comment 23, Chpt.22, S.506.E and YCPC comment 23)
31. The distance between adjacent intersections shall be indicated. Distance between intersections must be in accordance with Chpt.22, S.506.F. (Twp. Eng. GHI comment 24 and YCPC comment 24 and YCPC comment 27)
32. All adjacent driveways on U.S. Rt.30 shall be indicated. (Twp. Eng. GHI comment 25, Chpt.22, S.507.D)
33. 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)

34. The proposed street must comply with the U.S.Rt.30 Access Management Ordinance. (Twp. Eng. GHI comment 27, Chpt.22, S.518)
35. Sidewalks are required on both sides of the street. (Twp. Eng. GHI comment 29, Chpt.22, S.604.A)
36. Street lights are required. (Twp. Eng. GHI comment 30, Chpt.22, S.606)
37. Street trees are required. (Twp. Eng. GHI comment 31, Chpt.22, S.607)
38. A water supply system plan is required with public water connection approval by The York Water Company. (Twp. Eng. GHI comment 32, Chpt.22, S.609)
39. Fire hydrants shall be located within 500 feet of any dwelling unit. (Twp. Eng. GHI comment 33, Chpt.22, S.611) The proposed development shall provide a minimum of two (2) fire hydrants, remotely located from each other.
40. Curbs and sidewalks must be ADA compliant. Type C inlet tops should not be used in driveways. (Twp. Eng. GHI comment 34, Chpt.22, S.603)
41. The proposed percentage of building and impervious coverage should be shown in the site data. (Twp. Eng. GHI comment 35)

The motion was seconded by Barry Schuchart 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 Barry Schuchart 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

John Livelsberger made a motion to TABLE the ordinance for review at the next meeting. The motion was seconded by Tom Bosley and was unanimously approved.

9. New Business:

A.

B.

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 8:55 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on June 23, 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