

PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

June 23, 2014

The regularly scheduled meeting of the Paradise Township Planning Commission was held June 23, 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
Barry Schuchart

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

3. Approval of the Agenda:

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

4. Approval of the Meeting Minutes of May 19, 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 June 9, 2014.

B. Miscellaneous: 1. Plan Submission

John T. and Darlene Ruhlman, Minor Subdivision

2. Tom Detwiler reported that he may miss the August and September meetings. Bob Nivens, Vice Chairman, will preside over those scheduled meetings. If Bob Nivens is unavailable, Tom Bosley will preside over the meeting.

C. Zoning Officer: NONE

7. Sketch Plans: None

8. Old Business:

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

A revised plan and a Waiver Request per PennDOT recommendations were submitted at the meeting.

A motion to TABLE the plan was made by Bob Nivens to allow for plan review time by the Township Engineer as well as the Planning Commission. The motion was seconded by Barry Schuchart and was unanimously approved.

The waiver request will be placed on the Planning Commission Agenda for July, 2014 and that recommendation will be forwarded to the Supervisor's for consideration at their August meeting.

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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. Storm water 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 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)
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

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.

A motion to TABLE the plan was made by Barry Schuchart per the advice of the Township Engineer. The motion was seconded by Bob Nivens and was unanimously approved.

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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

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

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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. The York Water Company

Application to Serve Paradise Homes Community with Public Water

After review of the written notification by The York Water Company of the intent to extend the public water system to serve the Paradise Home Community a motions was made by Barry Schuchart to recommend **APPROVAL** that the Paradise Township Supervisors concur with the application as outlined in both the Intent to Extend Public Water Service Concurrence letter dated June 13, 2014 and Municipal Notification GP-5 Utility Stream Crossing Permit Application dated June 16, 2014.

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

B.

10. Adjournment

Having no further business a motion was made by Bob Nivens to adjourn the meeting, seconded by Barry Schuchart. The meeting was adjourned at 7:45 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on July 28, 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