

# **PARADISE TOWNSHIP PLANNING COMMISSION** **MEETING MINUTES**

**October 27, 2014**

The regularly scheduled meeting of the Paradise Township Planning Commission was held October 27, 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 were four (4) others 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 September 22, 2014:**

A motion to approve the Meeting Minutes was made by Bob Nivens and was seconded by Tom Bosley 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 October 13, 2014.
- B. Miscellaneous: None.
- C. Zoning Office: None.

**7. Sketch Plans: None**

**8. Old Business:**

- A. **Tall Grass Meadows**  
**Phase 1, Section 2**  
**Revised Final Plan, Major Subdivision (26-Lots)**  
**Plan dated September 9, 2013, Revised September 18, 2014.**

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

1. Notarized signature of all owners.
2. Public improvement bonding must be posted with the Township for all roadway and utility construction.
3. Recreational Fees (\$1,500.00 / Lot) shall be paid by the developer prior to approval by the Township Supervisors.

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

**B. Paradise Village (Abbotts LLC)  
Final Land Development Plan**

Plan tabled on 9-22-14.

A motion to **TABLE** the plan pending submission was made by Barry Schuchart, seconded by John Livelsberger and was unanimously approved.

**9. New Business:**

**A. Zoning Hearing  
Leroy and Brenda Walker**

**Special Exception Chapter 27, Section 1302 “Additional Farm Dwelling”**

After review of the Zoning Hearing Application for a Special Exception to Chapter 27, Section 1302, a motion was made by Tom Bosley to recommend to following to the Zoning Hearing Board:

1. The applicant should provide evidence that the property is larger than 50 Acres. (Chpt.27, S1302.A)
2. The applicant should provide sworn testimony that the property shall comply with Section 1302, items B, C, D, E, F, G and H.

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

**Variance Chapter 27, Section 1302.C Temporary Dwelling and 1302.E Removal of Dwelling**

After review of the Zoning Hearing Application for a Variance to Chapter 27, Section 1302.C and 1302.E, a motion was made by Bob Nivens to recommend the following to the Zoning Hearing Board:

1. The applicant shall provide evidence to the nature and type of construction of the second dwelling and that how the dwelling can be removed when and if required to be removed.

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

**B. Laurence C. Apostolakis  
Final Plan, Minor Subdivision (Lot Add-On)**

After review of the drawing dated September 12, 2014 and the following plan review comments:

1. Group Hanover, Inc. (Township Engineer) dated October 13, 2014
2. York County Planning Commission dated October 23, 2014

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

1. The owner's signature and notarized statement is required. (Twp. Eng. GHI comment 4, Chpt.22, S.402.B.24 and YCPC comment 8)
2. The applicant shall submit a copy of the deeds to be recorded for the resultant lots. (Twp. Eng. GHI comment 6, Chpt.22, S.314.D)

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 8:30 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on November 24, 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