

PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

September 22, 2014

The regularly scheduled meeting of the Paradise Township Planning Commission was held September 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, Township Engineer
There was one (1) other 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 August 25, 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 September 8, 2014 was provided by Bob Nivens

B. Miscellaneous: None.

C. Zoning Office:

1. The Kenneth Grim Application for a Zoning Variance was denied by the Zoning Hearing Board.
2. A property located at 380 Moulstown Road known as the Balady Farm was discussed briefly discussed, pending a Zoning Hearing application.

7. Sketch Plans: None

8. Old Business:

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

No revised drawings or submissions received.

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

A revised submission has been made and the revised plans will be reviewed at the next Planning Commission meeting.

5-19-14

No revised drawings or submissions received.

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.

7-28-14

Doug Stambaugh, GHI, Township Engineer reported that he has had communications and has discussed the status of the plan with the developer's engineer. The plan is being revised to address stormwater concerns and plan inconsistencies.

A motion was made by Barry Schuchart to **TABLE** the plan pending a complete and revised submission. The motion was seconded by Tom Bosley and was unanimously approved.

B. Wind and Solar Energy Systems Model Ordinance

After review of the final draft prepared by John Livelsberger, John made a motion to recommend Paradise Township Supervisor **APPROVAL** of the Ordinance with several minor corrections as discussed. The motion was seconded by Bob Nivens and was unanimously approved.

9. New Business:

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

After review of a plan dated August 12, 2014, and the following plan review comments:

1. Township Engineer, GHI, dated September 15, 2014.
2. York County Planning Commission (**NONE**)
3. Paradise Township Planning Commission dated July 31, 2014.

A motion was made by Barry Schuchart to TABLE the plan with the following conditions:

1. The owner's signature and notarized statement is required. (Twp. Eng. GHI comment 9, Chpt.22, S.402.B.24 and YCPC comment 17)
2. 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)
3. 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)
4. 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)
5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
10. Street lights are required. (Twp. Eng. GHI comment 30, Chpt.22, S.606) Township Supervisors shall review this item and provide a Waiver from the requirement, or require the plan provide the Street Lighting as per the Paradise Township Ordinances.
11. A phasing plan should be included that shows the limits of the phase and utilities proposed to be constructed. (9-15-14 Twp. Eng. GHI comment 2, Chpt.22, S403.B38)
12. The developer must install all improvements or post an improvement bond in compliance with Section 615. (9-15-14 Twp. Eng. GHI comment 3, Chpt.22, S403.D8)
13. Evidence that public water is to be supplied by York Water Company. (9-15-14 Twp. Eng. GHI comment 4, Chpt.22, S403.D10)
14. The proposed temporary turn-around should show dimensions, grading, construction details and specifications. (9-15-14 Twp. Eng. GHI comment 5, Chpt.22, S505.E)
15. The location of the fire hydrant should be reviewed by the Paradise Township Fire Marshall. (9-15-14 Twp. Eng. GHI comment 6, Chpt.22, S611)
16. Stormwater Management calculation comments from review letter by GHI dated August 21, 2014 must be addressed. (9-15-14 Twp. Eng. GHI comment 7)
17. Recreation Fees must be paid by the developer to the Township. (9-15-14 Twp. Eng. GHI comment 8)

The motion was seconded by Tom Bosley and was unanimously approved.

B.

10. Adjournment

Having no further business a motion was made by Tom Bosley to adjourn the meeting, seconded by Bob Nivens. The meeting was adjourned at 8:20 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on October 27, 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