

PARADISE TOWNSHIP PLANNING COMMISSION **MEETING MINUTES**

January 26, 2015

The regularly scheduled meeting of the Paradise Township Planning Commission was held January 26, 2015, 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
John Livelsberger
Doug Stambaugh, GHI Twp Engineer

There were seven (7) others 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 December 22, 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.

Lisa Bahn and several others discussed the Balady Farms LLC recent Zoning Hearing and their concerns with that ongoing situation.

6. Communications:

A. Report from the Township Supervisor's meeting of January 12, 2015 was given by Bob Nivens.

B. Miscellaneous: None.

C. Zoning Office: None.

7. Sketch Plans: None

8. Old Business:

**A. Paradise Village
Hellam Properties, LLC
Final Plan, Phase I, Land Development**

After review of the plan dated August 12, 2014 and revised September 19, 2014, and the following plan review comments:

1. Paradise Township Engineer GHI, dated January 12, 2015.
2. York County Planning Commission dated November 21, 2014.
3. Abbottstown-Paradise Joint Sewer Authority dated December 8, 2014.
4. Pennsylvania Department of Environmental Protection dated December 3, 2014.

A motion was made by Bob Nivens to recommend APPROVAL of the Plan with the following conditions:

1. York County Conservation District letter of adequacy must be received. (Chpt.22, S403.D.12)
2. The approved plan set shall include the York County Conservation District approved Erosion and Sedimentation Control Plans and Stormwater Management Plan including calculations. (Chpt.22, S403.D.14)
3. A copy of the approved Home Owner's Association agreement shall be submitted with the final plan.
4. The Home Owner's Association agreement shall include the easement for the Off-Site Stormwater Management Structure and provide legal access by the Township for inspections and maintenance as required.
5. A note shall be added to the plan stating that a PennDOT Highway Occupancy Permit is required for the proposed Emergency Access Roadway.
6. Phase I shall include the construction of a temporary cal-de-sac, and the drawings shall include the construction details.
7. The Sanitary Sewer design and construction drawings shall be reviewed and approved by The Abbottstown-Paradise Joint Sewer Authority and their engineer, C.S. Davidson, Inc.
8. The developer shall provide a detailed estimate of construction cost for all proposed improvements, including utilities and road construction. This detailed estimate shall be reviewed by the Township Engineer and will become the basis of the project bonding.
9. The developer shall pay the required Township Rec Fee per dwelling unit.

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

B.

C.

9. New Business:

A.

B.

10. Adjournment

Having no further business a motion was made by John Livelsberger to adjourn the meeting, seconded by Barry Schuchart. The meeting was adjourned at 8:20 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on February 23, 2015, 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