

PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

July 27, 2015

The regularly scheduled meeting of the Paradise Township Planning Commission was held July 27, 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
Tom Bosley
Barry Schuchart
John Livelsberger
Doug Stambaugh, GHI Twp Engineer

There were five (5) others in attendance.

3. Approval of the Agenda:

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

4. Approval of the Meeting Minutes of June 22, 2015:

A motion to approve the Meeting Minutes was made by Tom Bosley and was seconded by John Livelsberger and was unanimously approved.

5. Citizen's Concerns and Comments:

The floor was opened for any citizens' concerns and comments.
Tara Osborne asked for more information on the Paradise Village Development. An older, non approved plan was shared with her.

6. Communications:

- A. Report from the Township Supervisor's meeting of July 13, 2015.
- B. Miscellaneous: **None.**
- C. Zoning Office: **None.**

7. Sketch Plans: None.

8. Old Business: None.

A.

B.

9. New Business:

A. Tall Grass Meadows

Phase I, Section 2B

Major Re-Subdivision of Previously Approved Plan, Final Plan

After review of the plan dated June 2, 2015 and Revised July 7, 2015 prepared by KPI Technology and the following Plan Review Comments:

1. Paradise Township Engineer dated June 22, 2015.
2. York County Planning Commission comments dated June 22, 2015.
3. York County Conservation District letter of extended NPDES Permit until July 20, 2018.

A motion was made by Tom Bosley to recommend Paradise Township Supervisor APPROVAL of the Plan with the following Plan Revision conditions:

1. Plan shall be signed, sealed and notarized by the owner prior to Township Supervisor Approval. (Twp. Engineer comment 1, YCPC comment 3, Chpt.22, S40403.B.39.)
2. The registered professionals responsible for the plan shall sign and seal the plans. (Twp. Engineer comment 4, YCPC comment 2, Chpt.22, S403.B.17.)
3. Recreational Fees must be paid by the Developer upon approval of the Plan by the Paradise Township Board of Supervisors. Twenty-Three (23) New Residential Building Lots x \$1,500.00 per Lot = \$34,500.00. (Twp. Engineer comment 5, Chpt.22, S515 as amended.)
4. Security in the form of a bond or letter of surety from a bank shall be posted with the Township in the amount of 110% of the cost of all public improvements. (Twp. Engineer comment 6, Chpt.22, S615.A)

The motion was seconded by Barry Schuchart and was unanimously approved.

B. Palmer P. and Shannon I. Kauffman

Major Subdivision, Final Plan

After review of the plan dated June 25, 2015 prepared by First Capital Engineering and the following Plan Review Comments:

1. Paradise Township Engineer dated July 27, 2015.
2. York County Planning Commission dated July 14, 2015.

The following Waivers were requested by the developer:

Waiver #1: Chapter 22, Section 402, Preliminary Plan.

Due to the minor nature of the proposed subdivision, the developer is requesting a waiver to allow the plan to waive the Preliminary Plan process and proceed directly to the Final Plan.

Barry Schuchart made a motion to recommend APPROVAL of the waiver request to proceed directly to the Final Plan. The motion was seconded by John Livelsberger and unanimously approved. Tom Bosley abstained.

Waiver #2: Chapter 22, Section 403.B.18, Existing Contours.

Due to the minor nature of the proposed subdivision, the developer is requesting a waiver to allow LIDAR from PASDA contour mapping.

Barry Stuart made a motion to recommend APPROVAL of the waiver request to use LIDAR from PASDA contour sources rather than an actual field run survey. The motion was seconded by John Livelsberger and was unanimously approved. Tom Bosley abstained,

A motion was made by John Livelsberger to recommend Paradise Township Board of Supervisor **APPROVAL** of the plan with the following Plan Revision conditions:

1. The owner's signature and notarized statement must be on the plan. (Twp. Engineer comment 2, YCPC comment 5, Chpt22, S403.B.39)
2. An approved planning module or non-building waiver signed by the Sewage Enforcement Officer or PA DEP is required. (Twp. Engineer comment 3, YCPC comment 7, Chpt22, S403.D.9)
3. The plan shall indicate a proposed security fence and gate around the property.
4. The plan shall indicate a proposed ROW/Easement to allow the proposed natural gas line to traverse the remaining lands of Palmer and Shannon Kauffman to access Lake Road.
5. A copy of any Deed Restrictions that may run with the property shall be shown on the plan and a note shall be added describing the nature of the Deed Restriction. (YCPC comment 5, Chpt22, S403.B.40)
6. Any proposed improvements on Lot 5 may require the submission and approval of a Land Development Plan.

The motion was seconded by Barry Schuchart and was unanimously approved. Tom Bosley abstained.

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 August 24, 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