

PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

April 27, 2015

The regularly scheduled meeting of the Paradise Township Planning Commission was held April 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
Bob Nivens
Tom Bosley
Barry Schuchart
John Livelsberger
Doug Stambaugh, GHI Twp Engineer
Steve Cross, Alternate

There were no others in attendance.

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 March 23, 2015:

A motion to approve the Meeting Minutes was made by John Livelsberger 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.
There were none.

6. Communications:

- A. Report from the Township Supervisor's meeting of April 19, 2015.
- B. Miscellaneous: None.
- C. Zoning Office: None.

7. Sketch Plans:

None

8. Old Business:

A.

B.

9. New Business:

**A. David L. Livingston, Daniel J. Livingston, Deborah A. Louey, Joyce E. Diller and Shirley I. Spangler (c/o Dan Livingston)
Minor Final Land Development Plan
(Re-subdivision Designation of Lot No.4)**

After review of a plan dated February 13, 2015 prepared by Hanover Land Services, Inc. received by the Paradise Township Planning Commission on April 13, 2015, and the following Plan review comments:

1. Group Hanover, Inc. dated April 13, 2015.
2. No comments from York County Planning Commission available.

The plan submitted is requesting that Lot No.4, created as an Agricultural Only Lot by a plan dated June 14, 1993, prepared by George M. Wildasin for Ottis D. and Betty L. Livingston, remove the "Agricultural Use Only" as noted on the Plan and also in the "Form C – Residual Tract Waiver" on the original subdivision plan, to a Residential Building Lot in the Rural Conservation Zone. The new plan for a new residential lot is required to meet the current requirements of the Paradise Township Zoning Ordinance Chapter 27, adopted January 28, 2009 to be changed to a residential building lot. Specifically Chapter 27, Article 5.

A motion was made by Tom Bosely to recommend Paradise Township Supervisor **DENIAL** of the plan for the following reasons:

1. Lot No.4 does not meet the minimum lot size of 5 Acres. (Chapter 27, Section 502.A) The lot is under sized (4.9407 Ac) as noted in the plan "Site Data".
2. Lot No.4 does not meet the minimum lot width of 200 feet. (Chapter 27, Section 502.A) The lot has no road frontage as noted in the plan "Site Data". Lot No.4 is served only by a Right-of-Way granted by Gary Dull as noted on the plan. (Chapter 27, Section 1405)

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

No action taken on the three (3) Waiver Requests dated February 16, 2015 from Chapter 22 Subdivision and Land Development Ordinance on behalf of the Developer by the Engineer as follows:

1. Section 402.B.6 Existing Contours.
2. Section 512.B.2 Water Feasibility Study.
3. Section 513 Storm Drainage.

No Waiver Review Fee submitted.

As the plan does not meet the basic requirements of the Zoning Ordinance, Chapter 27 reference above.

B. Rezoning Inquirey
Charles and Shirley Kylynch
86 North Schoolhouse Road
Thomasville PA 17364

After discussion, the Paradise Township Planning Commission recommends to the Paradise Township Supervisors, that the land owner (Charles and Shirley Kylynch) follow the procedures as outlined in the Paradise Township Zoning Ordinance, Chapter 27, Section 1805 for rezoning of their property. The Planning Commission is unaware of the land owners desire or needs for any rezoning of the property.

The Land Owner should submit a rezoning request together with a plan, indicating what portions of the property are being requested for rezoning. It will also be the responsibility of the Land Owner to pay for all cost associated with any rezoning request of the property.

10. Adjournment

Having no further business a motion was made by Bob Nivens to adjourn the meeting, seconded by John Livelsberger. The meeting was adjourned at 8:45 pm.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on May 18, 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