

Paradise Township Planning Commission
minutes from meeting of 22 August 2016

The regularly scheduled meeting of the Paradise Township Planning Commission was held August 22, 2016 at the Paradise Township Municipal Building.

1. Call to order and Pledge to the Flag:

The meeting was called to order by Chairman John Livelsberger at 7:00 PM.

2. Attendance:

Kevin Barnes

Tom Bosley

Barry Schuchart

Mike Ziegler

Doug Stambaugh

and 7 others were present

3. Agenda Approval:

A motion was made by Barry Schuchart to approve the Agenda with the amendment to move the discussion with the Diocese of Harrisburg to be discussed immediately after item 6. Communications. Mike Ziegler seconded the motion and it was unanimously passed.

4. Approval of the minutes for July 25, 2016:

A motion to approve the minutes was made by Tom Bosley and seconded by Barry Schuchart. The motion was unanimously passed.

5. Citizen's concerns and comments:

The floor was opened for Citizen's Concerns and Comments. There were none.

6. Communications:

A. John Livelsberger gave a report from the Township Supervisors meeting

of August 8, 2016.

B. Miscellaneous: None

C. Zoning Officer: None

7. The Diocese of Harrisburg was represented at the meeting with the expectation of getting some feedback regarding the development of a Sketch Plan that was submitted in August/September time frame of 2012. Jim Koury of RSR, Terry Conner of Diocese of Harrisburg and Tom Wilson of K&W represented the Diocese of Harrisburg. Mr. Wilson made a brief presentation of the 2012 Sketch Plan and pursued a discussion as to any possibilities of a "Middle Ground" solution. The Planning Commission is not authorized to make such decisions on behalf of the township, its responsibilities are to assure that any plans submitted would meet the existing Zoning Ordinances and would comply with the appropriate Land Development requirements.

The question as to the deed restrictions as indicated in the original Brandt Bequest requiring that the land be used for the purposes of a seminary, or school or similar charitable purpose and not subdivided was raised. This issue was not addressed by the attending representatives.

The existing litigation concerning the original Development Plan as submitted in 2007 was raised. Based on said litigation the Commission has concerns about any actions or recommendations it would make at this time. Mr. Wilson indicated that it was the hopes of this discussion to arrive at an acceptable compromise for both the Township and the Diocese.

The comments from the Township Engineer dated October 8, 2012 were submitted to the Diocese for review.

Other topics discussed as possibilities were items such as to researching Conservation Easement, work shop meetings, changing the Zoning to MDR, etc.

John Livelsberger will make the request to the Township Supervisors regarding a Work Shop Meeting and the possibility for Zoning changes.

8. Sketch Plans:

There were no sketch plans submitted

9. Old Business:

A. Glatfelter Gas line remains open pending DEP approval permit.

B. Agritourism Ordinance will be tabled until the September meeting pending additional research to be retrieved by Barry Schuchart concerning the Nuisance Ordinance reference.

10. New Business:

A. Final Subdivision Plan Jeffery M & Elanna Vogel was discussed and it was noted that according to section 512B, subparagraph 2b. A well is required. Set backs and Nitrate study need reviewed. Barry Schuchart made the motion to table this subject until York County Planning Commission comments are received. Tom Bosley seconded the motion which was unanimously passed.

B. Final Subdivision Plan for Claude Grim Sons Inc. was reviewed and a motion was made by Tom Bosely to approve the plan based on meeting the requirements as outlined by GHI and approval based on the York County Planning Commission. Mike Zeigler seconded the motion which passed unanimously.

11. Adjournment: Kevin Barnes made a motion to adjourn, seconded by Mike Zeigler. The motion passed unanimously.