

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

February 27, 2017

The regularly scheduled meeting of the Paradise Township Planning Commission was held February 27, 2017 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 7:00PM.

2. Attendance:

John Livelsberger

Bob Nivens

Barry Schuchart

Mike Zeigler

Tom Bosley

Kevin Barnes

Doug Stambaugh

There were four (4) others present.

3. Agenda Approval:

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

4. Approval of the Meeting Minutes January 23, 2017

A motion to approve the Minutes was made by Barry Schuchart and seconded by Mike Zeigler. The motion passed unanimously.

5. Citizen's Concerns and Comments:

The floor was opened for any citizens' concerns and comments. There were none.

6. Communications:

A. John Livelsberger gave the report from the Township Supervisor's meeting of February 13th, 2017.

B. Miscellaneous: None

C. Zoning Officer: None. A discussion on whether or not to request Wayne Smiths attendance was made and it was agreed that the Secretary would initiate an email to the Supervisors to solicit their opinion and guidance.

7. Sketch Plans:

Clark Craumer presented one plan. This was a sketch plan for Superior Homes of Lancaster, Don Broderick II owner, to create a factory built home sales lot on a 1.87 acre lot on the northwest corner of Lake Road and Rte. 30, parcel HE127A. There would be an office, temporary and spaces for approximately 8 homes. The parking area would be paved however

the homes would be located on the gravel berm. Lighting, driveway and signage were discussed. There would be less than 1 acre of soil disturbance avoiding the need for an NPDES permit.

8. Old Business:

John Livelsberger advised the Commission that it appears that the 50 acre Diocese property has a buyer who will use the property for a single family residence.

9. New Business:

Dean Bentzel and Clark Craumer presented a proposal to change the zone on a portion of Deans property to Commercial. The area is west of the current home on the southwest corner of Lake Road and Rte. 30. The Commercial proposal would be approximately 500 ft. deep (south) by 1100 ft. long, paralleling Rte. 30. It is currently Rural Conservation. It is however, bordered on the north and west by the Commercial zone. Clark Craumer will present a formal document to the Supervisors to begin the process of rezoning.

10. Addendum

Don Press, retired NYCPR officer and currently employed by the York County Sheriff's Department discussed his upcoming run for local District Magistrate and solicited signatures for his petition.

11. Adjournment:

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 7:50 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on March 27th, 2017 at 7:00 PM in the Township Municipal Building.

Respectively submitted,

PARADISE TOWNSHIP PLANNING COMMISSION

Bob Nivens

Robert Nivens
Vice Chairman/Secretary

Cc: Clark Craumer, Supervisor
Lance Biesecker, Supervisor
Dean Bentzel, Supervisor
CGA, Sharon Myers, Solicitor
Chris Mentzer, Township Secretary
Wayne Smith, Zoning Officer
Paradise Township Planning Commission: TB, BS, JL, MZ, KB, BA