

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 24, 2017

The regularly scheduled meeting of the Paradise Township Planning Commission was held April 24, 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

Brent Auchey

Doug Stambaugh

Wayne Smith

There were two (2) others present.

3. Agenda Approval:

A motion to approve the Agenda was made by Bob Nivens and seconded by Mike Zeigler.

The motion passed unanimously.

4. Approval of the Meeting Minutes March 27, 2017

A motion to approve the Minutes, with correction, was made by Mike Zeigler and seconded by Barry Schuchart. 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. Barry Schuchart gave the report from the Township Supervisor's meeting of April 10th, 2017. Discussed were the Big Mount/Paradise Creek Bridge, the Emig Subdivision Approval and the Trial Enforcement of the Storage Trailer Setbacks.

B. Miscellaneous: None

C. Zoning Officer: Wayne Smith stated that over-the-road type trailers, when used as sheds will have to meet the current setbacks for the zone in question. There were also photos of a property owned by Mr. Hoke that Doug Stambaugh will pass onto the Supervisors for their advice.

7. Sketch Plans: None

8. Old Business:

- a. Superior Homes Land Development Plan -

Clark Craumer stated that no new information was available so the plan will be carried over until the next meeting .

9. New Business:

- a. The review of research regarding ordinances relative to the use of trailers as storage units was tabled. Trial enforcement is to begin on this use requiring that setbacks are to be met for the zone in question,
- b. The Diocese of Harrisburg presented a 3 lot subdivision of the property near Paradise School on Canal Road. As another plan already exists, the property owner will be required to present a letter stating that the original plan has been withdrawn before any action on the current plan can occur. John Livelsberger will call the Engineer, K&W, and request written confirmation.

Gary Burgard advised the PTPC that there is an existing Will with stipulations that may preclude this new subdivision. He also presented concerns that should this plan be approved, what if any issues might arise given that the conditions of the Will in question would be violated.

- c. Further discussion centered on how to maintain the records and fees associated with each and every subdivision. Doug Stambaugh will look into how others charge fees and maintain records. Barry Schuchart and Wayne Smith will be revising the Check List and John Livelsberger, along with Clark Craumer will discuss this issue with Chris Mentzer.

10. Adjournment:

Having no further business, a motion was made by Tom Bosley to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 8:05 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on May 22nd, 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 Chris Mentzer, Township Secretary
Lance Biesecker, Supervisor Wayne Smith, Zoning Officer
Dean Bentzel, Supervisor CGA, Sharon Myers, Solicitor
Paradise Township Planning Commission: TB, BS, JL, MZ, KB, BA