

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 24, 2017

The regularly scheduled meeting of the Paradise Township Planning Commission was held July 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

There were eleven (11) others present.

3. Approval of the Meeting Minutes June 26, 2017

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

4. Citizen's Concerns and Comments:

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

5. Communications:

A. Bob Nivens presented the notes from the Supervisors meeting of July 10th, 2017.

B. Miscellaneous: None

C. Zoning Officer: A zoning hearing is scheduled for next month however this will need to be reviewed by the Planning Commission prior to the hearing.

6. Sketch Plans: None

7. Old Business:

a. Superior Homes Land Development Plan -

The Paradise Township Planning Commission (PTPC) reviewed the Superior Homes Land Development plan and Storm Water plan comments from GHI with Clark Craumer. With respect to the Land Development plan, the following comments remain to be resolved:

1. Approval of the Erosion and Sediment Plan by the York County Conservation District is required (S403.D.12)
2. A PA DOT Highway Occupancy Permit is required (S403.B.41)

And with respect to the Storm Water, Erosion and Sediment Plan, the following comments remain to be resolved:

1. The drainage areas appear larger than delineated on the plan. The area west and south of trenches 1 - 4 should be included in the drainage area. What is the drainage area to each trench? Is the trench sized for the drainage area?
2. A safety factor in addition to the reduction factor should be used for infiltration BMP sizing.
3. Section 401.E.5 requires "A soil erosion and sediment control plan, where applicable as prepared for, reviewed, and approved by the York County Conservation District." While an NPDES permit is not required if the limits of disturbance stays under 1 acre, a Soil Erosion and Sediment Control Plan is required to be prepared and kept on site during construction. Section 310.A of the Storm Water ordinance requires this plan to meet PA Code Chapter 102. Our recommendation is that the E&S plan be submitted to the York County Conservation District to determine if the plans meet all the requirements of Chapter 102.
4. The BMP's should dewater within 72 hours (S301.M)
5. An Operations and Maintenance plan should be prepared as required by the Storm Water ordinance. An Operations and Maintenance agreement should also be prepared. A sample agreement can be found in Appendix A of the Storm Water ordinance. This agreement will need to be recorded with a copy of the O&M plan. A copy along with proof of recording should be provided to the township.
6. Since the development plan proposes to dispose of Storm Water runoff onto an adjacent property, approval of the affected owners shall be obtained and submitted with the plan (S.402C.13)

Clark Craumer and Doug Stambaugh are to meet and discuss resolutions for comments 1, 2 and 4. Clark stated that comment 3 has been submitted to York County Conservation District for review and that comment 5 will be done prior to construction. With respect to the final comment, 6, Clark will obtain a signed letter from the adjacent property owner Mr. Jones.

In June, Clark Craumer presented two Waiver Requests from Chapter 22, SALDO for Superior Homes. The first concerned the proposed driveway not meeting the Rt. 30 Access Management Ordinance, Section 113.A.1 distance from a street of 360 feet. Because the lot width is only 259 feet, they are unable to meet the ordinance. The PTPC recommended **APPROVAL** on this Waiver.

Also in June, a second Waiver Request from the 2015-01 Stormwater Management Ordinance section 301.L, requiring all stormwater management structures to be within the building setback requirements, cannot be met because the property is bordered by two roads, Rt. 30 and Lake, and the setbacks for both reduce the available property on this lot. Superior Homes sought relief because the proposed trenches are below grade, the infiltration berm is less than 2 feet deep and there are no above grade structures. The PTPC recommended **APPROVAL** on this Waiver also.

After further discussion, the Paradise Township Planning Commission recommends conditional **APPROVAL** of the Superior Homes Land Development Plan.

b. Harrisburg Diocese Plan, 2 Lot Subdivision-

The Paradise Township Planning Commission (PTPC) met with Tom Wilson and Terry Conner representing the Harrisburg Diocese to discuss the 2-Lot Land Development Plan requesting Condition Approval of the plan. Previously they had requested approval of 5 Waiver Requests primarily pertaining to the use of aerial photography in lieu of a standard drawing. They have withdrawn those requests. New drawings are being prepared. PTPC and GHI have not had time to review these new plans. Based on that, Bob Nivens motioned, and was seconded by Mike Zeigler, to table these plans until next month's meeting in order to prepare for a proper review and discussion. The motion passed unanimously.

c. Jesse Ruhlman Plan-

The plan was signed by the Planning Commission and forwarded to the Supervisors for signature.

9. **New Business:**

a. Kevin and Anita Myers 2-Lot Subdivision-

The Paradise Township Planning Commission (PTPC) reviewed the Kevin and Anita Myers subdivision with Patty Fisher/James Holley and Associates and Kevin Myers. Comments from GHI were reviewed. Lot 1 does not have a replacement septic absorption area (S.511.B.3). This will be addressed.

Comments from York County Planning included:

1. The cartway width for Moul Road is labeled as 44 feet. If not, then the correct cartway width must be noted on the plan (S.402.B.8 and S.403.B.7)
2. The plan must be signed by all of the owners of the land involved in the subdivision and lot add-on and contain a notarized statement of the owners intent (S.403.B.39)
3. Each lot shall be provided with a tested and approved primary and replacement sewage disposal area (S.511.B.3) The existing septic replacement easement for Lot 1 will be located on Lot 2 after the proposed subdivision. A new replacement area for Lot 1 should be shown on the plan.
4. New deed should be prepared for the newly configured lots and recorded with the plan so that the County Tax Map is changed.

Each of these comments will be corrected by the owners.

After further discussion, Bob Nivens motioned, seconded by Tom Bosley, to forward the plan to the Supervisors, recommending conditional **APPROVAL** of the Kevin and Anita Myers 2-Lot Final Subdivision Plan. The motion passed unanimously.

b. Clark and Tina Craumer Subdivision-

The Paradise Township Planning Commission (PTPC) reviewed the Clark and Tina subdivision. Comments from GHI and York County Planning were reviewed.

The DEP Non-building Waiver has been submitted. In lieu of road improvements, payment of a fee to finance future construction is needed along with Township Recreation fees.

After further discussion, Tom Bosley motioned, seconded by Bob Nivens, to forward the plan to the Supervisors, recommending **APPROVAL** of the Clark and Tina Craumer Subdivision. The motion passed unanimously.

c. Act 172 Discussion-

The new Paradise Township ordinance relative to Act 172 of 2016 was discussed and corrections and additions made. Further discussion will occur at the August 2017 PTPC meeting.

d. Discussion on Planning Commission Meeting Dates-

Barry Schuchart presented a list of date for the PTPC meeting and when new or revised plans must be submitted.

e. Tall Grass Meadows plan revision-

Brandon Guiher presented a revised Phase 1, Section 1 sketch plan. This plan proposes creating a third lot from portions of two existing lots. A new revised plan will be presented next month.

10. **Adjournment:**

Having no further business, a motion was made by Mike Zeigler to adjourn the meeting, seconded by Kevin Barnes. The meeting was adjourned at 9:30 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on August 28, 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
Paradise Township Planning Commission: TB, BS, JL, MZ, KB, BA
Chris Mentzer, Township Secretary
Wayne Smith, Zoning Officer
CGA, Sharon Myers, Solicitor
GHI, Doug Stambaugh, P.L.S.