

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 28, 2017

The regularly scheduled meeting of the Paradise Township Planning Commission was held August 28, 2017 at the Paradise Township Municipal Building.

1. Call to Order and Pledge to the Flag

The meeting was called to order by Vice Chairman Bob Nivens at 7:00PM.

2. Attendance:

Bob Nivens
Barry Schuchart
Mike Zeigler
Tom Bosley
Kevin Barnes
Brent Auchey
Doug Stambaugh

There were eleven (9) others present.

3. Approval of the Meeting Minutes July 24, 2017

A motion to approve the Minutes was made by Tom Bosley and seconded by Mike Zeigler. 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 August 14th, 2017.

B. Miscellaneous: None

C. Zoning Officer: A zoning hearing was scheduled for next month however as discussed later in these minutes, the application is being reviewed.

6. Sketch Plans: None

7. Old Business:

a. Tall Grass Meadows, Amended Subdivision -

As there were no representatives from Tall Grass Meadows, nor York County comments, Tom Bosley motioned to table the plan. It was seconded by Brent Auchey and passed unanimously.

b. Harrisburg Diocese Plan, 2 Lot Subdivision-

The Paradise Township Planning Commission (PTPC) met with Tom Wilson representing the Harrisburg Diocese to discuss the 2-Lot Land Development Plan requesting Conditional Approval of the plan.

The following GHI comments need to be completed:

1. Certification, with seal to the effect that the survey and plan are correct, by the Professional Land Surveyor responsible for preparing the plan (S403.B.17)
2. The owners' notarized signature is required. (S403.B.39)
3. An approved DEP Planning Module for Land Development is required. (S403.D.9)
4. Recreation fees must be paid. (S515.C) (\$1500)
5. The Board of Supervisors in lieu of requiring the construction of curbs, walkways or the paving of the area between the existing edge of pavement and the curb line at the time of subdivision may require the payment of a fee (S614) (\$50/ft times 200 ft - \$10000)
6. On sheet 5, what does L81 represent? Why does the dedicated right-of-way not intersect the property line?
7. On sheet 2, the gas line needs to extend to the property line.

Based on them fulfilling the above, Kevin Barnes motioned, and was seconded by Tom Bosley, to **CONDITIONALLY APPROVE** the plan as submitted. The motion passed unanimously.

c. Act 172-

The Planning Commission voted unanimously to forward the Act as written to the Supervisors.

d. Accessory Use Ordinance -

Kevin Barnes was asked to review various ordinances and provide the Planning Commission with a draft of an ordinance.

9. **New Business:**

a. Benton Jackson/Victor Montenez Zoning Hearing -

A Special Exception Application was presented to the Paradise Township Planning Commission requesting comments on an application to establish an Automobile Sales Facility along route 30 on a property owned by Benton Jackson at 7348 Lincoln Hwy. The property currently houses a retail sales facility in the Village District where multiple uses are allowed by Special Exception.

Although multiple uses are allowed, there is no provision in the ordinances for vehicular sales in this district, however it is allowed by right in the Commercial District. The discussion was whether or not vehicular sales were encompassed by the allowed provision for retail sales. Vehicular sales however are NOT expressly forbidden in the Village District.

As the language of the ordinance was confusing and subject to interpretation, the Township Codes Enforcement Officer was tasked to request opinions from the Township Attorney and Supervisors and to present these opinions at the next Planning Commission meeting. These opinions will be used to decide whether or not this is a Special Exception or a Variance.

The Paradise Township Planning Commission therefore does not recommend forwarding this Application for Hearing to the Zoning Hearing Board at this time.

10. Adjournment:

Having no further business, a motion was made by Kevin Barnes to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 8:25 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on September 25, 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.