

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

December 18, 2019

The regularly scheduled meeting of the Paradise Township Planning Commission was held December 18, 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 four (4) others present.

3. Approval of the Meeting Minutes September 25, 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 or 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 December 11, 2017.

B. Miscellaneous: None

C. Zoning Officer: None

6. Sketch Plans: None

7. Old Business:

a. Policy and Procedures for Approving, Conditionally Approving or Denying plans submitted to the Paradise Township Planning Commission-

Barry Schuchart will send the procedures out again for review. The discussion was postponed until January, 2018.

b. Zoning Map Amendment-

Jane Katherman and Ron Perry representing Michael Hartman of Cherrytree Properties presented a request to rezone the Vogel property, 42GE84 from Rural Conservation to Commercial. The property had been purchased by Michael Hartman for his business. Currently it is zoned both Commercial on both the southern and northern parts of this property as well as Medium Density Residential on part of the southern half, and Rural Conservation on part of the northern half of the plot. The plot is bisected by Route 30. The request is to make the entire northern half Commercial, providing that a 10 acre parcel on the extreme northern half be subdivided and to be sold back to Jeffrey Vogel, where it will remain Rural Conservation.

Several things were discussed, however they remain unanswered. The PTPC is unsure, as are the property owners as to whether or not, and when the 10 acre parcel will eventually be subdivided. No one could answer exactly what is planned for the northern half, nor provide any kind of description as to what will be occurring on the property. The northern half of the property was originally all Rural Conservation and then Old Tyme Auctions proposed and it was agreed, to change the zoning to Commercial on the lower part of this northern half. Unfortunately that purchase never occurred.

No one could answer how buffering between the affected neighbors and this new commercial property would be incorporated nor how this commercial operation would affect those neighbors. Traffic impact could be a problem given that both sides of route 30 will have commercial operations with heavy truck traffic.

The buyer argued that we were not allowing the owner to properly use his property given that the northern part would arguably remain land locked. However it was purchased knowing that the property was mix zoned.

It was stated that knowing how this property owner has been with his current properties that all of these issues will be resolved to both the Townships and the neighbor's satisfaction.

However, in a vote, the PTPC cannot recommend either approval or disapproval of this plan as the vote was 2 for the rezoning, 2 against and 1 abstention.

9. **New Business:**

a. None

10. **Adjournment:**

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Kevin Barnes. The meeting was adjourned at 7:35 PM.

At this time a special meeting was called to discuss the 2018 Reorganization. It is with a heavy heart that we say goodbye to John Livelsberger who, on Dec. 31, 2017 will be resigning as Chairman of the Paradise Township Planning Commission. We bid him a fond farewell. He does however plan to stay on as an alternate for the better part of 2018.

After discussion and voting, the following officers were elected:

Kevin Barnes - Chairman

Bob Nivens - Vice Chairman and Secretary

The remaining members are Brent Auchey, Tom Bosley and Mike Zeigler along with Barry Schuchart and John Livelsberger as alternates.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on January 22, 2018 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.