

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

October 22, 2018

The regularly scheduled meeting of the Paradise Township Planning Commission was held October 22, 2018 at the Paradise Township Municipal Building.

1. Call to Order and Pledge to the Flag

The meeting was called to order by Chairman Kevin Barnes at 7:00PM.

2. Attendance:

Kevin Barnes	Supervisor Lance Biesecker
Bob Nivens	Supervisor Clark Craumer
Tom Bosley	Supervisor Dean Bentzel
Brent Auchey	Zoning Officer Wayne Smith
Barry Schuchart	
Mike Zeigler	
Doug Stambaugh (GHI)	

There were five (5) others present.

3. Approval of the Meeting Minutes of September 24, 2018:

A motion to approve the Minutes from September 24, 2018 was made by Tom Bosley and seconded by Brent Auchey. The motion passed unanimously.

4. Citizen's Concerns or Comments:

The floor was opened for any citizens' concerns and comments. Alen Ahmetovic, new owner of O'Briens Restaurant discussed his plan to keep the motel/restaurant/bar open along with opening an office for a trucking business. The new trucking office would be located in the back (northern) end of the building. There would be approximately five (5) tractor-trailers on site at any one time. They would not be idling. Clark will meet with the owner to discuss improvements in the driveways. Wayne will be working with them on signage. No new construction is planned other than painting and some interior refurbishment. As it is in the Village District where dual use is allowed, no PTPC approvals were required.

5. Communications:

- A. Kevin Barnes presented the notes from the Supervisors meeting of October 8, 2018. Both the 8066 Gnattstown Road and Locust Fields (2) waivers were approved. Additionally they passed the Accessory Use Ordinance (*amends Zoning Ordinance, Article 14, Section 1408*), Driveway Parking Ordinance (*amends Zoning Ordinance, Article 16, Section 1602.G*) and Road Cut/Right of Way Ordinance.
- B. Miscellaneous: None
- C. Zoning Officer: None

6. Sketch Plans:

- A. No new sketch plans were presented.

7. Old Business:

- A. Lot, Parcel and Tract Definitions. The Supervisors were concerned that our definitions for Lot, Parcel and Tract do not meet the needs of the Township and need to be redefined. As it is now:

LOT - A designated parcel, tract, or area of land held in single and separate ownership, established by a plat or otherwise as permitted by law, and to be used, developed or built upon as a unit.

PARCEL - Any tract or contiguous tracts of land in the same ownership and contained in the same deed. Land separated by an existing State or Township road shall be considered contiguous.

(PARENT) TRACT - A lot held in single and separate ownership that existed on the effective date of this Ordinance (1/28/2009), and that is located within the A District from which lots can be created through subdivision. If a lot was not classified as within the A district on 1/28/2009, then this term shall refer to the lot as it existed on the date that it was first classified as within the A district. Lands left after the subdivision are called the "Residual Tract."

After some discussion, the Supervisors requested that the wording of the Zoning Ordinance definition be revised so that any further subdivision by Tax ID number would need to meet the requirements of our ordinance, such as setbacks and road frontage and all fees paid such as Subdivision, Recreation and Road Widening. The Supervisors further requested that the Legal Counsel for the Township, Sharon Myers, be asked to provide such wording.

B. Locust Fields-

Scott Barnhart with Burkentine Builders was in attendance. The GHI and York County PC comments were discussed. Several of the comments remain to be satisfied from the SALDO and the Storm Water Management Ordinance. After discussing several of the comments, Bob Nivens motioned to Postpone further review until next month and Mike Zeigler seconded, the motion passed.

- C. Cherry Tree plans were to be signed however we were unable to locate them. What plans were available, were previously drafted plans and not up to date.

8. New Business:

A. Todd Kennedy Subdivision-

All of the GHI and York County PC comments were addressed. Having no further issues, Tom Bosley motioned, seconded by Bob Nivens to approve the plans. The motion passed and will be forwarded to the Supervisors for their approvals.

B. Abbottstown Dollar General-

Bob Sharrah, Ed Davis and Ed Brennaman were at the meeting to discuss new plans for a Dollar General Store on the property, parcel number 42GD0087K, located at 7518 Lincoln Hwy previously owned by Angelo Galantino. We had a discussion on the driveway, the building setback, the Abbottstown-Paradise Joint Sewer setback, and the impervious area in the back yard which needs to be addressed. The GHI and York County PC comments were not addressed. Noting that much remains to be corrected, Bob Nivens motioned, seconded by Mike Zeigler, to postpone further review. The motion passed.

9. 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 8:33 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on November 19, 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, MZ, KB, BA
Chris Mentzer, Township Secretary
Wayne Smith, Zoning Officer
Neal Doyle, Zoning Officer
CGA, Sharon Myers, Solicitor
GHI, Doug Stambaugh, P.L.S., Township Engineer