

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

December 17, 2018

The regularly scheduled meeting of the Paradise Township Planning Commission was held December 17, 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
Bob Nivens
Tom Bosley
Brent Auchey
Barry Schuchart
Mike Zeigler
Zoning Officer Neal Doyle
There were five (5) others present.

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

A motion to approve the Minutes from November 19, 2018 was made by Tom Bosley and seconded by Breknt Auchey. The motion passed unanimously.

4. Citizen's Concerns or Comments:

There were none.

5. Communications:

- A. Kevin Barnes presented the notes from the Supervisors meeting of December 10, 2018.
- B. Miscellaneous: None
- C. Zoning Officer: Sharon Myers has both Cherry Tree and Locust Fields for recording.

6. Sketch Plans:

- A. No new sketch plans were presented.

7. Old Business:

A. Tall Grass Meadows Phase II-

Brandon Guiher discussed GHI comments, dated 12/17/18, briefly. As there had been no time for the PTPC to review the document, Tom Bosley motioned, seconded by Bob Nivens to postpone the review until January. The motion passed. The GHI comments are attached.

B. Abbottstown Dollar General-

Bob Sharrah, Ed Davis and Paul Platke were in attendance to discuss the various issues associated with the Dollar General Store. There were four waivers requested. One for

Minimum Access Point Spacing, another for Sign Size and Height, another for Sidewalks and the final for Driveway Radii.

Section 113, Table 4 of the Rte. 30 Access Management Ordinance states that for a 45 MPH road, driveway spacing should be 360', however as proposed, only 260' is available. Moving the entrance 100' west imposes a severe hardship on the developer by pushing the driveway into areas requiring extensive drainage improvements.

Section 107, Table 1 of the Rte. 30 Access Management Ordinance requires minimum driveway radii of 45' and a maximum of 55'. The configuration provided is consistent with PennDOT and its felt that revising it to meet our ordinance would result in PennDOT refusal of the plan. The proposed driveway entrance is consistent with other facilities of this type.

In SALDO, Section 403.B.35, the developer is required to show size and height of the signage, however in this case, Dollar General corporate will seek sign approval. The developer does not know the height and size.

Finally in SALDO, Section 604 sidewalks are required in the commercial zone. As there are no other sidewalks along Rte. 30 in this area, the developer is seeking relief.

After discussion, Bob Nivens proposed, and seconded by Tom Bosley seconded to forward the Waiver Requests to the Supervisors recommending APPROVAL.

Further discussion on a Rain Garden, located on the NE of the property will require a Waiver which will be available for review next month.

- C. There was a review of Non-conforming Use, related particularly to Paradise Mobil Home Park. The owners are not able to replace the older model trailers with new ones of the same footprint. Unfortunately, that creates a severe problem from both EMS and Fire to a requirement from Judge Shoemaker, that they can only be replaced with the same size or smaller. It was recommended to the Zoning Officer that he require that they attempt to get approval from the Zoning Hearing Board.

8. New Business:

- A. There was no new business

9. Adjournment:

Having no further business, a motion was made by Mike Zeigler to adjourn the meeting, seconded by Brent Auchey. The meeting was adjourned at 8:45 PM.

A Reorganization meeting was held after adjourning the PTPC meeting called to order by Kevin Barnes at 8:46 PM. After discussion and motions, the following were elected to serve as Chairman, Vice Chairman and Secretary:

Kevin Barnes - Chairman....motioned by Bob Nivens, seconded by Mike Zeigler and approved unanimously.

Bob Nivens - Vice Chairman and Secretary...motioned and approved by Tom Bosley, seconded by Brent Auchey and approved unanimously.

This meeting adjourned at 8:50 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on January 22, 2019 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