

# **PARADISE TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

February 26, 2018

The regularly scheduled meeting of the Paradise Township Planning Commission was held February 26, 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

Mike Zeigler

Barry Schuchart

John Livelsberger

Doug Stambaugh

Wayne Smith

There were two (2) others present.

### **3. Approval of the Meeting Minutes December 18, 2017**

A motion to approve the Minutes was made by Brent Auchey 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. John McCall from Superior Homes noticed that on the nw corner of Lake and Rte. 30, there were colored stakes/rebar conspicuously placed and that a fencing company had been on site. As there is no approved plan, he was curious as to what was occurring. We were unable to advise him.

### **5. Communications:**

A. Bob Nivens presented the notes from the Supervisors meeting of February 12, 2018.

B. Miscellaneous: None

C. Zoning Officer: None

### **6. Sketch Plans: None**

### **7. Old Business:**

a. Tall Grass Phase II-

As there were no representatives of Tall Grass, Bob Nivens motioned and Mike Zeigler seconded to postpone any discussion. The motion passed unanimously.

b. Cherry Tree Properties -

As there were no representatives of Cherry Tree Properties, Bob Nivens motioned and Tom Bosley seconded to postpone any discussion. The motion passed unanimously.

8. **New Business:**

a. Planning Commission Procedures -

Barry Schuchart passed on copies of the procedure that the Planning Commission is to be responsible for and use as necessary. Copies are attached for review.

b. Discussion on Subdivision Fees and Records-

The discussion started when it was asked whether Tall Grass had waived the 90 day requirement and it was determined that on the form for the Subdivision request that the 90 days had been waived and that it was now 180 days.

The discussion then morphed into who keeps a record of the fees and determines whether certain fees were paid. Finally, Wayne Smith then requested to know where the \$1500 rec fee was listed and whether a duplex or condominium would have a single fee or multiple fees.

From the SALDO, fees for Plans are to be made to the Township Secretary (See Below). Barry Schuchart and Wayne Smith will advise the Secretary as to maintaining a file on each of the subdivisions and recording the fees paid and dates of payments. A fee schedule is attached and should be used when fees are paid to determine if the proper amounts were submitted. Any questions on the fees should be taken to the Township Supervisors.

From the SALDO, the fee per dwelling unit is \$1500. A dwelling unit is as defined below. This would mean that multiple family units would be charged an amount equal to the number of units times \$1500 per unit. A duplex would be \$3000, a quadraplex would be \$6000 and so on.

**SALDO Section 303 Submission of Plans.**

Applications for approval of Preliminary and Final Plans for all proposed land developments lying within the Township shall be filed with the Township Secretary at least 30 days prior to a regularly scheduled Planning Commission meeting. Such submission of plans shall be accompanied by a fee as specified in Section 804

**SALDO Sec. 5.15 Local Recreation Sites**

The amount of the fee must be substantially equal to the value of the land that would be set aside if the standards specified above in Section 515.B were to be applied. The fee shall be \$1,500 per dwelling unit, excluding the residual tract, providing the residual tract contains a pre-existing dwelling.

**SALDO Part 2 Definitions**

DWELLING UNIT – A building or portion thereof arranged or designed for occupancy by one family and having separate cooking and sanitary facilities.

9. **Adjournment:**

Having no further business, a motion was made by Tom Bosley to adjourn the meeting, seconded by Bob Nivens. The meeting was adjourned at 7:45 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on March 26, 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  
Neal Doyle, Zoning Officer  
CGA, Sharon Myers, Solicitor  
GHI, Doug Stambaugh, P.L.S., Township Engineer