

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 25, 2018

The regularly scheduled meeting of the Paradise Township Planning Commission was held June 25, 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
Doug Stambaugh
Wayne Smith
Neal Doyle

There were nine (9) others present.

3. Approval of the Meeting Minutes of May 21, 2018:

A motion to approve the Minutes was made by Tom Bosley and seconded by Barry Schuchart. 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. Kevin Barnes and Bob Nivens presented the notes from the Supervisors meeting of June 11, 2018.
- B. Miscellaneous: None
- C. Zoning Officer: None

6. Sketch Plans:

A. Peggy and Clyde Livingston presented a plan to subdivide the cell tower from their property on Moul Road. They plan to keep ownership of the cell tower property and sell the balance of the farm. After discussion they were advised to seek a variance and/or special exception. The Zoning Ordinance specifically states N/A for lot size for a cell tower. At issue is their desire to keep the tower property small and less than the required 1 acre in that zone which then, upon removal of the cell tower creates a lot of less acreage than prescribed.

B. Craig and Faith Peterson presented a plan to subdivide their property on Rt. 30. They were advised that to do so they would have to extend Mary Street, hook up to both water and sewer, and probably make Mary St. a cul-de-sac.

C. Superior Homes presented a plan to utilize a piece of property at the corner of Orchard and Rt. 30 for display of model homes. As it is in the commercial district, the question is whether or

not a Land Development plan would be necessary. The plan proposed placing 3 model homes on the property and utilizing an existing driveway on Rt. 30 and one on Orchard. The only improvement would be paving the driveway. There would be no construction. The position of the homes and the sign were discussed. After review of the plan, Bob Nivens motioned and Tom Bosley seconded the approval of the plan without the need for a Subdivision Plan. The motion passed 3 to 2.

7. Old Business:

A. Tall Grass Phase II-

As there were no representatives of Tall Grass, Barry Schuchart motioned and Brent Auchey seconded to postpone any discussion. The motion passed unanimously.

B. Cherry Tree Properties -

At the June 11th Supervisors meeting, the Supervisors ok'd the movement of dirt on the property with no further construction. Additionally a time extension will need to be granted. As there was no additional discussion or plan changes, Tom Bosley motioned and Barry Schuchart seconded postponing any further discussion.

8. New Business:

A. Wayne Smith presented a proposal to modify the sign ordinance. Several adjacent municipalities have varying sizes, typically larger than what is permitted in our ordinance. After discussion it was proposed that in the Village and the Commercial districts that the maximum Freestanding sign be allowed to increase to 60 square feet from the current 40 square feet. Bob Nivens proposed and Tom Bosley seconded revising section 1506 of zoning for Freestanding signage. The motion passed unanimously.

9. Adjournment:

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Brent Auchey. The meeting was adjourned at 8:27 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on July 23 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 and Neal Doyle, Zoning Officers

GHI, Doug Stambaugh, P.L.S., Township Engineer