

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 23, 2018

The regularly scheduled meeting of the Paradise Township Planning Commission was held July 23 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
Doug Stambaugh
Wayne Smith
Neal Doyle

There were nine (4) others present.

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

A motion to approve the Minutes from June 25, 2018 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. Kevin Barnes presented the notes from the Supervisors meeting of July 9, 2018.
- B. Miscellaneous: None
- C. Zoning Officer: None

6. Sketch Plans:

A. Clark Craumer presented a sketch plan for a lot add-on for the Todd Kennedy property on Summit Drive. The plan is to reduce the 28 acre parcel down to 5 by attaching 23 acres to a neighboring property owned by Mr. Faucet and 0.5 acres to his father on an adjacent property. Berwick Township will have to be involved in this subdivision. Clark will be presenting a final plan.

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. There is some concern about whether another 90 extension will need to be granted.

B. Cherry Tree Properties -

Kris Rubenstein, Hanover Land Development Services, presented a request for a fence waiver to the Stormwater Management Ordinance, Section 308.C.j related to fencing around the management basins where there is 2 ft. or more of runoff. Of the five basins, the two most southern meet that requirement. The entire property will be fenced with a locked gate. After discussion Bob Nivens motions to deny the waiver on the basis of safety and it passed 3 to 2.

The PTPC recommended Conditional Approval of the Cherry Tree Plan based on the following comments being completed:

A. GHI Stormwater comments dated June 18, 2018

1. The Stormwater facility must be completely surrounded by a chain link fence of not less than 4 feet in height. Alternative fences and barriers may be permitted upon request to and approval by the Township. (S308C.1J) The entire site is fenced. A waiver was submitted and the PTPC recommended DENYING the waiver.

2. A notarized signature of the owner of the parcel is required on the plan indicating that they are aware of, and will be responsible for, operation and maintenance of the Stormwater facilities. (S401.E.11)

3. An Operation and Maintenance Agreement should be signed and recorded prior to final approval. This agreement can be found in Appendix A of the Paradise Township Stormwater Management Ordinance. (S602)

B. GHI SALDO comments dated June 18, 2018

1. The signatures and seals of the Professional Land Surveyor and Engineer that prepared the plan. (S402.B.23)

2. The owners' notarized signature should be on the plan. (S402.B.24)

8. New Business:

A. 8066 Gnatstown Road Waiver

This property in the Pigeon Hills is 125 ft. wide and a Zoning Hearing has approved the building of a single family residence. The owner now requests that the Stormwater management facility be placed in the front yard. As no one was present to discuss this issue and no fee paid, it was postponed until a later date.

9. Adjournment:

Having no further business, a motion was made by Brent Auchey to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 7:27 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on August 27, 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