

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 27, 2018

The regularly scheduled meeting of the Paradise Township Planning Commission was held August 27, 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 seven (7) others present.

3. Approval of the Meeting Minutes of July 23, 2018:

A motion to approve the Minutes from July 23, 2018 was made by Barry Schuchart 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. There were none.

5. Communications:

A. Kevin Barnes presented the notes from the Supervisors meeting of August 13, 2018.

B. Miscellaneous: None

C. Zoning Officer: None

6. Sketch Plans:

A. Ted Brillhart, C.S. Davidson, representing Sam Spagnolla presented a plan to separate a two tract plot at 7704 Lincoln Hwy into two lots. Currently the two tracts are in the Village District and are deeded together. Minimum lot area for a single family detached dwelling is 7000 sq. ft. with a minimum lot width of 60 ft. The southernmost tract does not have road frontage. Vehicular access (Zoning 805.F) can be by shared driveways. The PTPC recommended that this plan be referred to the Supervisors. There does not appear to be any Paradise Township ordinance that this plan is in conflict with, however there could be an issue with the MPC.

7. Old Business:

A. Tall Grass Phase II-

Kevin reported that the developers will be applying for a time extension. As there were no individuals representing the project, Tom Bosley motioned to postpone, seconded by Barry Schuchart and the motion passed.

B. 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. The lot slopes uphill away from the house. Doug Stambaugh, GHI, advised that the berm in the front yard was sized to provide adequate Stormwater protection when looking at the impervious coverage proposed by the new construction. However, given that the uphill area also needs to be added into the calculation, the current proposal does not meet the minimum standards.

The PTPC agreed that a Stormwater facility should be allowed in the front yard area and a motion by Bob Nivens, seconded by Barry Schuchart to recommend to the Supervisors that this waiver be approved passed. However additional design changes are required in order to capture the upslope discharge.

8. New Business:

A. Kearney Bed and Breakfast Special Exception-

Debra Kearney, 11 N. Schoolhouse Road, in the Rural Conservation District, presented a Special Exception request to open a B&B in her home. A B&B is allowed by Special Exception (Zoning section 1305 and 502.B) The proposal is to utilize the bottom area of the house for accommodation of guests. Only one family of no more than six (6) individuals would stay for a maximum amount of time of 14 days. There would be no signage. Off street parking would be provided for one vehicle in addition to the dwelling residents.

She was advised to contact Bill Deal, SEO Services, to discuss and obtain approval of the plan from a sewer and water standpoint. She was also advised to prepare a better drawing or plot plan in order to discuss this with the PT Zoning Hearing Board.

B. Locust Fields-

Kevin Barnes determined that Locust Fields is not a Minor Subdivision as described in SALDO Section 304 as a previous lot had been broken off making this a Subdivision of 6 lots. This now requires submission and approval of a Preliminary Plan, however the engineer, Kris Rubenstein can request a waiver of the Preliminary Plan. Kevin will discuss this with Kris.

9. Adjournment:

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Tom Bosley. The meeting was adjourned at 7:55 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on September 24, 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