

# PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

September 24, 2108

The regularly scheduled meeting of the Paradise Township Planning Commission was held September 24, 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 four (4) others present.

**3. Approval of the Meeting Minutes of August 27, 2018:**

A motion to approve the Minutes from August 27, 2018 was made by Barry Schuchart and seconded by Tom Bosley. 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 September 10, 2018.

B. Miscellaneous: None

C. Zoning Officer: None

**6. Sketch Plans:**

A. No new sketch plans were presented.

**7. Old Business:**

A. 8066 Gnatstown Road Waiver-

To be addressed by the Supervisors at their next meeting.

B. Locust Fields-

Clark Craumer is checking on the Module Mailer. Scott Barnhart with Burkentine Builders was in attendance. 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. A Waiver Request to permit this plan as a final plan was made. After discussion, Tom Bosley motioned and Barry Schuchart seconded, approving this as a final plan waiving preliminary plan requirements. The motion passed.

A second waiver request that of eliminating the sidewalk requirement was discussed. As this is a rural area with no other sidewalks, Barry Schuchart motioned and Bob Nivens seconded, elimination that requirement. The motion passed.

**8. New Business:**

**A. ECHO Housing-**

Elder Cottage Housing Opportunities was discussed. This would allow an additional temporary dwelling to be built on a lot. The discussion centered on how to enforce the ordinance and as it is apparent that an existing home could readily be turned into a facility to care for an elderly relative, the need for such an ordinance seems unnecessary. Bob Nivens motioned and Brent Auchey seconded not approving this request. The motion passed.

**B. Definition of Lot-**

We had a lengthy discussion on this and ultimately determined that our definitions are consistent with the Municipal Planning Code and other Municipalities so the PC recommends not making any changes unless the Supervisors have a specific change in mind they would like us to review.

**9. Adjournment:**

Having no further business, a motion was made by Brent Auchey to adjourn the meeting, seconded by Tom Bosley. The meeting was adjourned at 7:52 PM.

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