

**PARADISE TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES – August 26, 2019**

The regularly scheduled meeting of the Paradise Township Planning Commission was held August 26, 2019 at the Paradise Township Municipal Building.

**1. Call to Order and Pledge of Allegiance**

The meeting was called to order by Chairman Kevin Barnes at 7:00 PM.

**2. Attendance:**

Kevin Barnes  
Tom Bosley  
Mike Zeigler  
Brent Auchey  
Barry Schuchart  
Neal Doyle, Building Codes Official  
Doug Stambaugh, PLS  
There were seven (7) others in attendance

**3. Appointment of acting Secretary:**

A motion was made by Kevin Barnes to appoint Barry Schuchart as acting Secretary for the meeting. The motion was seconded by Tom Bosley. The motion passed unanimously.

**4. Approval of the Meeting Minutes of July 22, 2019:**

A motion to approve the Minutes of the July 22, 2019 Meeting, as documented, was made by Brent Auchey, and seconded by Mike Zeigler. The motion passed unanimously.

**5. Citizen's Concerns and/or Comments:**

There was/were none.

**6. Communications:**

- a. Kevin Barnes presented the notes from the August 12, 2019 Supervisor's Meeting.
- b. Miscellaneous: None
- c. Zoning Officer:

- i. Neal Doyle presented the Spagnola Zoning Variance (Reference: Application for Hearing, seeking a Variance, for the parcel located at Lincoln Highway – Parcel ID #42.GD.59A, to allow a Multi-Family Dwelling) Attorney Paul Minnich and Project Designer Kris Raubenstine, (the lot owner, Sam Spagnola was also in attendance) presented the details of the proposed variance request, and fielded questions and concerns of same. An adjoining property owner, Craig Peterson, 7710 Lincoln Highway, expressed some of his concerns and comments. Mr. Peterson was encouraged to attend the Zoning Hearing, where he may voice his concerns and comments regarding the proposed variance. The Hearing is scheduled for: Thursday, September 19, 2019 at 7:00 PM. There was some discussion of the Commissioners regarding Section 3b of the application, with respect to the conditions and qualifications of “The Unnecessary Hardship on this Property.”
- ii. Summary of items discussed:
  1. Mr. Spagnola is requesting a dimensional variance to increase the permitted density on this parcel.
    - a. Maximum permitted density within Village Zone without TDRs is 3 dwelling unit/acre.
    - b. Maximum permitted density within the Village Zone with TDRs – 7 dwelling unit/acre.
    - c. Per the request of 4 dwelling units on a parcel that is 0.38 acres (16,596 sq.ft) the proposed density would be 10.5 dwelling unit/acre.
  2. Per Mr. Spagnola he initially intended to only build a single-family dwelling on this parcel for his Grandmother, but due the cost to extend utilities, access, etc. a higher density would be necessary. He also said initially one unit would be for his Grandmother while the others three would be sold or rented.
  3. The zoning exhibit presented does address some but not all the concerns the Planning Commission raised when discussing the initial Sketch Plan at our May 20, 2019 meeting.
  4. Mr. Peterson inquired about the lack of road frontage. He was informed that since it is an existing lot it is considered an existing non-conformity.
  5. The culvert crossing under the access to Route 30 along with stormwater management were discussed. Mr. Raubenstine said that both those items would be addressed at the time of a Land Development Plan.
  6. In was inquired if Mr. Spagnola investigated the use of TDRs which would allow him to construct 2 dwelling units based on his lot size

of 16,596 sq.ft. He said he had not done so. It was also noted during that discussion that he was not proposing to use TDRs as part of his variance request.

- iii. Tom Bosley made a recommendation to the Zoning Hearing Board; pointing out that one (1) dwelling unit is allowed by right however, the placement of four (4) dwelling units would be considered non-conforming. The recommendation was seconded by Mike Zeigler. The recommendation was unanimously agreed to by the Commissioners.

**7. Sketch Plans:**

None

**8. Old Business:**

- a. Tall Grass Meadows, Phase 2 (Plan Expires: October 12, 2019)  
Brandon Guiher, PE with KPI was in attendance. All discussion and recommendations are based on the plan with a revision date of May 24, 2019.
  - i. Fire Hydrant(s) and Snow Easement placement were discussed.
    - 1. Fire Hydrant location is being reviewed by United Hook & Ladder.
    - 2. Advised that per the township road crew the new easement should be to the rear of the cul-de-sac and not the side.
  - ii. Three (3) waivers were presented.
    - 1. Distance Between Intersections (SALDO 506.F): Recommended for approval by Tom Bosley, seconded by Barry Schuchart. The motion was passed unanimously.
    - 2. Maximum Block Length (SALDO 508.B): Recommended for approval along with the previous Waiver Request by Tom Bosley, seconded by Barry Schuchart. The motion was passed unanimously.
    - 3. Level Spreaders (SWM 308.C.1.f): Recommended approved waiver of suggested Level Spreader for Basins #3, #4 and #6; holding that a Level Spreader should be required for Basin #5. A motion recommending approval was put forward by Mike Zeigler, seconded by Barry Schuchart. The motion was passed unanimously.
  - iii. The PennDOT entrances and sidewalk along Pine Run were discussed. The Planning Commission informed Mr. Guiher that if it was desired to not install the sidewalk that a waiver would need to be requested and approved. As a request has not been submitted the Planning Commission has no position on if a request would recommend for approval.

- iv. A motion was made by Barry Schuchart to postpone discussion of further comments, seconded by Mike Zeigler. The motion was passed unanimously.
- b. Mobile Home Park Ordinance: Bob Nivens is preparing an updated ordinance for consideration based on samples provided at the July 22, 2019 meeting. A motion to postpone was made by Brent Auchey, seconded by Tom Bosley. The motion was passed unanimously.
- c. Fireworks Ordinance: Supervisor Clark Craumer is working to obtain an ordinance Manchester Township is considering. A motion to postpone was made by Barry Schuchart, seconded by Brent Auchey. The motion passed unanimously.
- d. Personal Service Providers Ordinance: The Township Solicitor is currently locating sample ordinances for consideration. A motion to postpone was made by Mike Zeigler, seconded by Brent Auchey. The motion was passed unanimously.

#### **9. New Business**

- a. Junkyard Ordinance: The Junkyard Ordinance was presented for review and revision. The Township Solicitor provided Jackson Township's ordinance as a model. Mike Zeigler volunteered to review and compile a revised and updated ordinance. A motion was made by Kevin Barnes, seconded by Tom Bosley designating Mike Zeigler to this task. The motion was passed unanimously.
- b. Sign Ordinance: During review of the York County Planning Commission comment there ensued some confusion as to whether the ordinance was to be applied to the entire Township or to only as an overlay for the Routes 30 and 234 corridors as we previously relayed to the Building Codes Official and the Paradise Township Planning Commission. The Building Codes Official was tasked with clarification and will report back. A motion was made to postpone this discussion pending further clarification by Barry Schuchart, seconded by Tom Bosley. The motion was passed unanimously.

#### **10. Adjournment**

Having no further business before the Commission, a motion was made by Brent Auchey to adjourn the meeting, seconded by Mike Zeigler. The motion passed unanimously. The meeting was adjourned at approximately 8:45 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on Monday, September 23, 2019 at 7:00 PM.