

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 24, 2019

The regularly scheduled meeting of the Paradise Township Planning Commission was held June 24, 2019 at the Paradise Township Municipal Building.

1. Call to Order and Pledge to the Flag

The meeting was called to order by Vice-Chairman Bob Nivens at 7:00PM.

2. Attendance:

Bob Nivens
Tom Bosley
Brent Auchey
Barry Schuchart
Mike Zeigler
Zoning Officer Neal Doyle
Doug Stambaugh P.L.S.
There were six (6) others present.

3. Approval of the Meeting Minutes of May 20, 2019:

A motion to approve the Minutes from May 20, 2019 was made by Barry Schuchart and seconded by Mike Zeigler. The motion passed unanimously.

4. Citizen's Concerns or Comments: There were none.

5. Communications:

a. Bob Nivens presented the notes from the Supervisors meeting of June 10, 2019.

b. Miscellaneous: None

c. Zoning Officer: Bross Special Exception

The Bross Special Exception was approved at the Zoning Hearing Board Meeting on June 19th. There was one condition placed on the Bross's and that was that the number of special events that could be held is limited to two per month.

6. Sketch Plans:

a. John Miller, 5 Locust Lane

Mr. Miller was requesting a Reverse Subdivision on his property. This property had a while back been subdivided into two tracks. He would now like to rejoin the two tracts. There were no issues found. He was advised to prepare and new plan and bring it back to the Township PC for review.

7. Old Business:

- a. Tall Grass Meadows, Phase 2 (Plan Expires: September 12, 2019)-
As no one was present to discuss this plan, Tom Bosley motioned, seconded by Mike Zeigler to postpone the plan. The motion carried.
- b. Superior Homes - Orchard Road Location (Expires: September 7, 2019)
Clark Craumer discussed the Superior Homes mobile home sales lot on Orchard Road. GHI comments, dated June 22nd, listed below were answered.

Subdivision & Land Development Ordinance

1. Owners signatures and notarized statement is required. (S403.B.39)
2. A consolidated deed should be prepared and submitted to the Township Solicitor for review.

Zoning Ordinance

1. A buffer yard is required between residentially used properties or a property zoned for residential uses. Stones and storage sheds encroach into the buffer yard. (S1411.B).

Stormwater Management Ordinance

1. As stormwater storage facilities shall completely drain within 72 hours from the end of the design storm. Dewatering rate should be based on field test infiltration rates with the applicable reduction and safety factors applied. (Section 301.M)
2. A notarized statement from the owner acknowledging they are aware of, and are responsible for operation and maintenance of the stormwater BMPs. (Section 401.E.11)
3. A Stormwater Operation and Maintenance Agreement shall be signed, notarized, and provided to the Township prior to approval. (S602)

Soil Erosion & Sediment Control

1. The Standard York County Conservation District Notes 29-36 have not been provided on the plan.
2. Tables 4-1 & 4-2 for the compost filter sock are not legible. It appears Table 4-2 is not the correct version.
3. The Rock Filter Outlet Repair detail has not been provided.
4. Note #2 under the mulching notes is not consistent with the York County Conservation District Standard Note #22.
5. Note #3 under mulching notes calls out E&S BMPs that are not shown on the plan.
6. Erosion Control Blanket detail has not been provided on the plan.

Clark Craumers responses are below:

SALDO

1. Owners signatures will be notarized before Final approval.
2. A new deed will be submitted to the Township solicitor.

ZONING

1. The structures will be removed from the Buffer area and noted on plans.

STORM WATER

1. The infiltration tests have been completed and dewatering rate is noted in the report on page 2.
2. The owner's Acknowledgment statement is added and will be notarized.
3. The Stormwater O & M will be notarized.

E. & S Control

1. The notes 29-36 have been added (#17-21).
2. The tables have been revised on sheet #3.
3. The Rock Filter detail has been added on plan sheet #2.
4. The mulching notes have been revised.
5. The mulching notes have been revised.
6. The Erosion Control Blanket detail has been added on the plans , sheet #2.

7.b. (continued)

There was also a discussion concerning the stone in the area adjacent to parking and the shed, both of need to be removed. Clark stated that it will be done and Neal Doyle added that no U&O will be issued until so completed. As there was no further items to discuss, Tom Bosley motioned to recommend **Approval** to the Supervisors on the conditions that the Owners signatures will be notarized, a new deed submitted, structures in the buffer area are removed, owners Acknowledgment statement is added and notarized and the O&M be notarized. Mike Zeigler seconded and the motions passed unanimously.

Post script:

York County Planning letter of June 25th requests onsite parking calculations and the Rt. 30 access driveway closed. As the Rt. 30 access closure has been discussed, and as it is a pre-existing drive, the owner has no interest in closing that access.

8. New Business:

a. Mobile Home Park Ordinance Update (Zoning/SALDO)

Copies of various ordinances will be emailed for review. We will take up discussion of these at the next PTPC meeting. Barry Schuchart motioned to postpone the discussion and Tom Bosley seconded the motion. The motion passed.

b. Mobile Home Sales Ordinance (Zoning Addition)

I was unable to find any ordinances related to this subject. This review was also postponed until next month after Barry and Tom motioned and seconded and the motion passed.

c. Paradise Homes Special Exception

Alissa Barshinger, owner of Paradise Homes, a modular home community on S. Lake Rd., and attorney John Miller, presented a Special Exception request to install larger trailers than what currently exist as needed. A 2002 Magistrate Shoemaker decision set the limit on the number of modular homes and their size. A sketch of the community, prepared by the owner Jacob Miller was used to set these limits. They are seeking relief from this judgement by appealing to the Zoning Hearing Board and specifically, various sections of 1410.B, 1410.C, 1410.D and 1410E, Expansion of a nonconformity. New modular homes are constructed up to 14' wide by 52' long. Many of the homes in this community are 12' wide by 48' long. Replacing them would be a burden on the owners if forced to continue with the 12' by 48'. They were requested to look into the amount of impervious area that the park uses, understanding that they are limited to 20% in this zone. They will also look into setting parking areas so that fire and EMS can readily access the area. Neal Doyle and Chief Lease will meet with them to set up these areas. The Paradise Township Planning Commission recommends that the Zoning Hearing Board review this application.

d. Paradise Village

Clark Craumer discussed revising the plan for Paradise Village. His plan is to go from three phases to two phases. Phase one being construction of nine new duplexes for a total of twenty units, including the one previously built. Phase two would be the remaining twenty seven units originally proposed plus one additional. There was a discussion concerning the sewer lines and how they pass under a neighboring pad to reach the proper residence. A revised plan is forthcoming.

9. Adjournment:

Having no further business, a motion was made by Tom Bosley to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 9:10 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on July 22, 2019 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 Esq., Solicitor
GHI, Doug Stambaugh, P.L.S., Township Engineer
Amy Perry, Abbottstown-Paradise Joint Sewer Authority