

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 25, 2019

The regularly scheduled meeting of the Paradise Township Planning Commission was held March 25, 2019 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
Mike Zeigler
Zoning Officer Neal Doyle
Zoning Officer Wayne Smith
Doug Stambaugh P.L.S.
There were four (4) others present.

3. Approval of the Meeting Minutes of February 25, 2019:

A motion to approve the Minutes from February 25, 2019 was made by Mike Zeigler and seconded by Brent Auchey. The motion passed unanimously.

4. Citizen's Concerns or Comments:

There were none.

5. Communications:

- A. Kevin Barnes presented the notes from the Supervisors meeting of March 11, 2019. Dollar General Conditional Approval and the Conditional U&O for 8066 Gnattstown Road were granted.
- B. Miscellaneous: None
- C. Zoning Officer: None

6. Sketch Plans:

- A. No new sketch plans were presented.

7. Old Business:

- A. Tall Grass Meadows, Phase 2 (Plan Expires: June 4, 2019)-
Doug Stambaugh noted the TGM will need two (2) new HOP's from PaDOT on Pine Road due to the increase in traffic from the latest plans for the development. As no one from TGM was present, Bob Nivens motioned to postpone seconded by Mike Zeigler and the motion passed.

8. New Business:

A. Superior Homes - Orchard Road (Plan Expires: September 7, 2019)

Clark Craumer presented a revised plan for Superior Homes on the south side of Rte. 30 and Orchard Road. Originally, this property was to be used to store manufactured homes for the Superior Homes sales lot across Route 30 to the north. The new plan was presented to the PTPC as a Minor Plan whereby three (3) parcels were being joined together. As this plan now proposes to add a structure, it becomes a Land Development Plan and needs to meet the requirements of such a plan.

The impervious boundary was discussed at length but there was agreement that the new plan properly delineates this boundary. The entrances were also discussed; especially one off of Route 30, but historical data would indicate that that entrance has been there for some time. GHI comments dated January 23rd, and March 25th, along with YCPC comments dated March 25th were touched on but will have to be addressed.

Until plan changes could be made, it was felt by all not to discuss the comments from GHI or YCPC. Tom Bosley then motioned and Mike Zeigler seconded, to postpone the plan. The motion passed.

9. Adjournment:

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 8:00 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on April 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