

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 22, 2019

The regularly scheduled meeting of the Paradise Township Planning Commission was held July 22, 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

Doug Stambaugh P.L.S.

There was one (1) other present.

3. Approval of the Meeting Minutes of June 24, 2019:

A motion to approve the Minutes from June 24, 2019 was made by Brent Auchey and seconded by Tom Bosley. 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 July 8, 2019.

b. Miscellaneous: None

c. Zoning Officer: None

6. Sketch Plans:

a. None

7. Old Business:

a. Tall Grass Meadows, Phase 2 (Plan Expires: September 12, 2019)-

It was suggested by way of a letter from Doug Stambaugh to PennDot, and with Supervisors approval, that GHI discuss with Tall Grass a need for a right turn lane on Rte. 30 at Pine rd. when travelling east. 81 Diner is currently operating there. In the event that this restaurant ever shuts down, funds should be set aside to install this lane. As no one was present from Tall Grass, Tom Bosley motioned and Bob Nivens seconded to postpone further discussion of this plan. The motion passed.

Additionally, the following Township regulations forbid the following:

- The use of Fireworks can only occur between the hours of 5:00 p.m. and 10:00 p.m.*
- The discharge of Fireworks shall be prohibited during any period in which a Burn Ban has been declared within the Township.*

It is also recommended that disclaimers be added such as the Penalty for Violating and whom can enforce such a ban.

Bob Nivens motioned, seconded by Mike Zeigler to forward this ordinance request to the Supervisors. The motion passed unanimously.

c. Personal Service Providers Ordinance-

At the request of the Board of Supervisors we discussed permitting the operation of businesses from a residential dwelling where the dwelling is used as the business address and storage of equipment for the business, but where the work of the business is not done at the property, such as a lawn care business. The Paradise Township Zoning Ordinance does permit home-based businesses in all zones under sections 1317 Home Occupation and 1326 No Impact Home-Based Business. Per the ordinance this type of business would fall under the more applicable of these two sections but would struggle to comply with the conditions of these sections. While not discussed at the meeting it should be noted that this use would be permitted in the commercial zone under section 1311 Contractor Shop and Showroom.

It was also noted that an employee utilizing a properly marked business vehicle as personal transportation and stored at the employees residence does not constitute a business operating at that property assuming the business has a physical address elsewhere.

We were unable to locate any examples of ordinances that would give us proper guidance to create an ordinance to manage this type of business. Therefore, the Planning Commission is requesting assistance from the Paradise Township Solicitor to either locate examples or provide assistance in writing a ordinance. Bob Nivens motioned to postpone any further discussion, seconded by Mike Zeigler, and the motion passed.

d. Mobile Home Park Ordinance-

The PTPC discussed several ordinances including Chanceford and Fawn townships, as well as Upper Hanover, Lower Swatara, Georgetown and Shrewsbury. There are parts of each that would be applicable to Paradise Township. Prior to the next meeting, Bob Nivens was "volunteered" to create an ordinance from these various other ordinances. It was suggested that we start with the Paradise Township Ordinances, Zoning chapter 1323 and SALDO part 7 and add or subtract. On a personal note, this may take a while. I am on vacation and will miss the next meeting, but will have something prepared for review in September.

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 8:45 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on August 26, 2019 at 7:00 PM in the Township Municipal Building.