

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

November 25, 2019

The regularly scheduled meeting of the Paradise Township Planning Commission was held November 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
Doug Stambaugh P.L.S.
There were three (3) others present.

3. Approval of the Meeting Minutes of October 28, 2019:

A motion to approve the Minutes was made by Tom Bosley and seconded by Mike Zeigler. The motion passed unanimously.

4. Citizen's Concerns or Comments:

Craig Petersen discussed the possibility of subdividing 3.81 Ac from his 60.7 Ac parcel, 42GD63. The property is in the Medium Density Zone. His plan is to use an existing driveway and share it between the two parcels however he was instructed that he would need a variance approved for this action. Additionally, he proposed using an existing well to service both properties but because he is within 1000 feet of the water line, and would be required to hook up to that, he was told that a Waiver from the Supervisors would be needed. Another issue that would need to be resolved involved sharing of the well and how that could complicate any future sales of either or both properties. He was given the proper forms to fill out for both the Variance and the Waiver.

5. Communications:

- a. Kevin Barnes presented the notes from the Supervisors meeting of November 11, 2019.
- b. Miscellaneous: There were none.
- c. Zoning Officer: Neal Doyle reported that the Paradise Township Zoning Map was updated and would soon be uploaded to the website.

6. Sketch Plans:

- a. There were none.

7. Old Business:

- a. Tall Grass Meadows, Phase 2 (Plan Expires: January 10, 2020)-
As no one from KPI or Tall Grass were in attendance, Bob Nivens motion, seconded by Mike Zeigler, to postpone the discussion. The motion passed. Tall Grass has submitted answers to questions raised by GHI and this will be discussed at the next PTPC meeting.
- b. Junkyard Ordinance-
Mike Zeigler presented a revision to the PT Junkyard Ordinance. There are several revisions that were discussed. Mike will modify the ordinance as discussed and present it at the next PTPC meeting. Bob Nivens motioned, seconded by Tom Boslely to postpone further discussion until that time. The motion passed.

8. New Business:

- a. J.A. Miller, LLC Subdivision-
As there was no one from the developer present to discuss the plan, Bob Nivens motioned, seconded by Brent Auchey to postpone further discussion until that time. The motion passed. This plan involves permanently joining two parcels of land and has been reviewed by GHI.

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 8:05 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on December 16, 2019 at 7:00 PM in the Township Municipal Building.

Respectively submitted,

PARADISE TOWNSHIP PLANNING COMMISSION

Bob Nivens

Robert Nivens

Vice Chairman/Secretary

Cc: Paradise Township Planning Commission: TB, BS, MZ, KB, BA

Clark Craumer, Supervisor

Neal Doyle, Zoning Officer

Lance Biesecker, Supervisor

CGA, Sharon Myers Esq., Solicitor

Dean Bentzel, Supervisor

GHI, Doug Stambaugh, P.L.S., Township Engineer

Chris Mentzer, Township Secretary

Wayne Smith, Zoning Officer

Amy Perry, Abbottstown-Paradise Joint Sewer Authority