

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

February 25, 2020

The regularly scheduled meeting of the Paradise Township Planning Commission was held February 25, 2020 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
Mike Zeigler
Township Engineer Doug Stambaugh P.L.S.
Zoning Officer Neal Doyle
There were two (2) others present

3. Approval of the Meeting Minutes of January 27, 2020:

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:

a. There were none.

5. Communications:

- a. Kevin Barnes presented the notes from the Supervisors meeting of February 11, 2020.
- b. Miscellaneous: There were none.
- c. Zoning Officer: There were none.

6. Sketch Plans:

a. There were none.

7. Old Business:

- a. Tall Grass Meadows, Phase 2 (Plan Expires: April 14, 2020)-
Neal Doyle informed the PTPC that Amy Perry, Abbottstown-Paradise Joint Sewer Authority, was contacted related to sewer cost by a representative for the developer. There does not appear to be any evidence of a concerted effort to finish this development and a new request to extend the plan is probably forthcoming. As no one was at the meeting to discuss this plan, Bob Nivens motioned to postpone any further discussion on the plan, which was seconded by Brent Auchey. The motion passed.
- b. Energy Ordinance -
Mike Zeigler is still working on preparing the revised Ordinance. As part of the discussion concerns were raised regarding the permitted zoning district of principal solar facilities, if

accessory solar facilities should be permitted in the front yard, and appropriate restrictions to allow for firefighting in relation to rooftop solar facilities. Brent Auchey motioned, seconded by Bob Nivens, to postpone discussion. The motion passed.

c. PTPC Plan Checklists-

Kevin Barnes presented the Preliminary Plan Checklist for discussion. This is a revised checklist to be used by developers prior to their seeking a meeting with the PTPC and as a permanent record of their satisfaction of our Ordinances. An original checklist from Barry Schuchart and an existing one from Jackson Township were used as templates in preparing this document. Additional checklists for the Sketch Plan and Final Plan will be reviewed at later meetings.

Various corrections and additions to this Plan were discussed and a new markup made. Bob Nivens motioned, seconded by Mike Zeigler, to postpone any further discussion until Kevin Barnes has an opportunity to revise the Checklist and discuss this with the PTPC. The motion passed. The goal of the PTPC is to have these documents adopted by the Board of Supervisors as procedure.

8. New Business:

a. Paradise Village-

We were presented with a "Declaration" Plan of the revised Paradise Village; however there was no one from the Owner, Developers or Surveyors office to discuss the basics of this new plan. The most obvious changes depicted on this "Declaration" include:

1. a rearrangement of the building orientations by rotating each structure 90 degrees,
2. an apparent revision to the size of each structure,
3. revised driveways and utility connections to each of the duplexes,
4. an additional housing unit as part of a future phase. The development already requires the use of TDR's and this will add to that requirement.

As this is apparently a notification to the Township of the developers intention to deviate from the approved and recorded final plan, the PTPC feels that an Amended Final Plan should be submitted for review, approval, and recording for the following reasons:

1. York County Planning Commission has been contacted and they feel that their review of an amended plan is necessary.
2. The Conservation District was contacted and have not seen or approved these revisions which would require an amendment to the NPDES permit.
3. The Township Engineer, GHI, stated that these changes will impact the impervious cover, grading, stormwater management, and utility connections. The Township Engineer stated amended plan is necessary to determine if these changes are compliant with the Paradise Township Ordinances, also with the existence of a new plan it is not feasible to construct or inspect these site improvements.
4. Paradise-Abbottstown Joint Sewer Authority wants to review the plan given that given that the sewer services have been altered.
5. York Water will need to be contacted and plans provided for their review as the water services have been altered.
6. The Post Office will need to review the plan to determine the addressing of the revised units is adequate.

For the above stated reasons and conclusion, the PTPC feels that an amended plan is necessary for review, approval, and recording. The PTPC recommends that at this time no new building permits should be issued UNLESS they meet the requirements of the existing Final Plan for the development of Paradise Village, Phase 1.

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 March 23, 2020 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