

# PARADISE TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

June 22, 2020

The regularly scheduled meeting of the Paradise Township Planning Commission was held June 22, 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 was one (1) other present

### 3. **Approval of the Meeting Minutes of May 18, 2020:**

A motion to approve the Minutes was made and 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 June 8, 2020.

b. Miscellaneous: There were none.

c. Zoning Officer: Neal Doyle stated the U&O application for the proposed hardware store at 7358 Lincoln Highway was denied by the PA Dept. of Labor and Industry as the Dept. determined that it was a change of use for the property.

### 6. **Sketch Plans:**

a. There were none.

### 7. **Old Business:**

a. Tall Grass Meadows, Phase 2 (Plan Expires: April 14, 2020)-

The plan, set to expire on April 14, 2020 was extended by the Supervisors until July 14, 2020. The plan will need to be extended again. A motion to Postpone the plan was made by Bob Nivens, seconded by Tom Bosley. The motion passed unanimously.

b. Energy Ordinance -

Mike Zeigler has been working on preparing the revised Ordinance. Bob Nivens discussed the changes that he recommended. There was also a discussion on changes that were made in last months PTPC meeting. Bob Nivens motioned, seconded by Brent Auchey to have Mike Zeigler make

the various corrections and forward the completed Ordinance to the Committee for further review and discussion. The motion passed unanimously.

c. PTPC Plan Checklists-

Brent Auchey motioned, seconded by Mike Zeigler, to postpone any further discussion until Kevin Barnes has an opportunity to revise the Checklists and discuss these with the PTPC. The motion passed. The goal of the PTPC is to have these documents adopted by the Board of Supervisors as a procedure.

**8. New Business:**

a. Paradise Village-

Clark Craumer presented the Preliminary Phase 1 Final Plan to the Committee. Doug Stambaugh presented his comments, below, for discussion and review:

Subdivision and Land Development Ordinance Comments

1. The plan is submitted as a Phase I Final Plan. It is a revised land development plan that was originally approved on October 6, 2015. The approved preliminary plan was for 47 units. The applicant submitted a "Declaration Plan" dated December 18, 2019 showing 48 units with a revised access drive layout. Recent correspondence from the York County Planning Commission to the Paradise Township Planning Commission indicated the developer intends to submit a revised preliminary plan of the project. Considering the change of units and the change of the layout a revised preliminary plan should be submitted. (S310A)

**Ans:** Per discussion with Sharon Reynolds at YCPC, she will not review this current plan but in subsequent plans, the YCPC will review the drawings and plans. A letter needs to be provided stating that the plan is acceptable to YCPC. Clark informed the PC that he will be preparing a revised preliminary plan for all future phases of this project.

2. The source of the title should be shown. (S403B.1)

**Ans:** Will be provided for the next meeting.

3. The owners of existing units should be shown. (S403B.5)

**Ans:** Will be provided for the next meeting.

4. The existing units and improvements made within the development should be identified on the plan. (S403B.6)

**Ans:** Will be provided for the next meeting.

5. If the street is intended for public dedication the limits of the right-of-way should be described by bearings and distances. (S403B.8)

**Ans:** Will be provided for the next meeting.

6. The project should be titled "Revised Phase I Final Land Development Plan." (S403B.10)

**Ans:** Will be provided for the next meeting.

7. Driveways for multi-family dwellings shall be 12' in width for each lane. The plan proposes 8 units accessed by a 16' driveway. (S507D.11)

**Ans:** Clark said he interprets the access drives to the units to be private alleys opposed to driveways. The SALDO discusses service drives and alleys in Sec. 505 and driveways in Sec. 507. Per the Zoning ordinance alleys are encouraged in the

Village District, but neither the Zoning ordinance or the SALDO define a service drive or alley. Per this plan each access drives serves up to 8 units which is double the previously approved plan. It was noted that based on a previous sketch for phase 2 that up to 12 units will be accessed by a single drive. After extensive discussion Bob Nivens presented a motion that for the purpose of this Phase 1 plan the access drives be considered private alleys. Tome Bosley seconded the motion and it passed 4-1.

8. The exterior dimensions of buildings shall be shown. (S403B.28)

**Ans: Will be provided for the next meeting.**

9. Locations and dimensions of parking spaces shall be shown. (S403B.30)

**Ans: Will be provided for the next meeting.**

10. Location, size, height, and orientation of all signs other than signs attached flush to building facades shall be shown. (S403B.35)

**Ans: The only currently approved signage is for advertising the development. It is unknown if a development sign or other signage will be proposed.**

11. Bonding or security for public improvements shall be provided in compliance with Section 615.

**Ans: A bond is currently in place that as prepared by the original developer of the site. Doug recommend a conversation be had with the Solicitor about legality of that bond since the ownership has changes. He also expressed concern as the bond is 6 years old and likely would not cover the cost of improvements due to inflation.**

12. A recreation fee must be paid prior to plan approval. (S615C)

**Ans: It was noted by Clark that the previous developer had made a deal with the Board of Supervisors that the rec fee for each unit would be paid at the time of the application for a building permit.**

13. Calculations for the sizing of infiltration trenches have not been received. (S403D.14)

**Ans: Will be provided for the next meeting.**

14. Approved DEP Planning Module is required. (S403D.9)

**Ans: Will be provided for the next meeting.**

15. Approval of the amended NPDES Permit is required. (S403D.12)

**Ans: Clark said that he does not believe an amendment to the NPDES Permit is necessary. The PC asked Clark to obtain a letter from YCCD verifying this as it counter to pervious information provided to the Township Engineer and the Chair of the PC.**

16. Approval from the Abbottstown Paradise Joint Sewer Authority is required. Signature block should be added to the plan.

**Ans: Signature block has been added.**

17. The Board of Supervisors must decide if road improvements or a fee in lieu of will be required. (S614)

**Ans: Will be provided for the next meeting with regards to Beaver Creek Road.**

18. Monuments must be set at the intersection of lines forming angles in the boundaries of the development and at the intersection of street lines. (S601C)  
**Ans: Will be provided for the next meeting.**
19. Sidewalks must be constructed of 4000 pound cement concrete, be at least 5 inches thick and comply with S604.  
**Ans: A Waiver will be submitted to revise the thickness to 4".**
20. A detail of the street lights shall be provided in compliance with S606 of the Zoning Ordinance.  
**Ans: Will be provided for the next meeting.**
21. Note 1 on sheet 1 should be revised per the information on sheet 2A.  
**Ans: Will be provided for the next meeting.**
22. A drainage area map should be provided.  
**Ans: Will be provided for the next meeting.**
23. The locations of handicap ramps should be shown on the plan.  
**Ans: Will be provided for the next meeting.**
24. The legend is partially missing on the plan sheets.  
**Ans: Will be provided for the next meeting.**
25. The existing fire hydrant is not shown in the correct location on the plan.  
**Ans: Will be provided for the next meeting.**
26. The first floor elevation on units 5 and 6 under construction, do not relate to the elevations shown on the plan.  
**Ans: Will be provided for the next meeting.**
27. Proposed density should be provided. (S403B.24)  
**Ans: Will be provided for the next meeting.**
28. Landscaping calculations should be provided to show compliance with Z.1325, Z805L, and S607.  
**Ans: Will be provided for the next meeting.**
29. Landscaping should be adjusted to avoid driveways and utilities.  
**Ans: Will be provided for the next meeting.**
30. Driveways within right-of-way should be constructed to Township road specifications. Driveway paving specifications should be provided. (S507D.9)  
**Ans: Will be provided for the next meeting.**
31. No more than 50% of street trees can be the same species. (S607F)  
**Ans: Will be provided for the next meeting.**
32. Street tree size should be noted on the plan. (S607B)  
**Ans: Will be provided for the next meeting.**
33. Channel stability calculations should be provided.  
**Ans: Will be provided for the next meeting.**
34. The actual ground cover should be used to determine the peak runoff rate. Assuming meadow condition will result in an undersized basin.  
**Ans: Calculations are to be provided to GHI.**

35. Since the basin is existing, it should be factored in the pre-development peak rate calculations.

*Ans: Calculations are to be provided to GHI.*

36. The plan should be reviewed by the York County Planning Commission. (S403B.45)

*Ans: See note 1. above.*

Additionally, Clark stated that they would be altering the Stormwater basin from what is depicted on the plan. He said they wanted to excavate more of the bottom opposed to building up the berm. This may or may not have an impact on the NPDES permit.

A motion by Tom Bosley, seconded by Bob Nivens, to postpone further discussion was made and approved unanimously.

b. Appointment of new PTPC members

Mike Zeigler and Tom Bosley stated that they would be resigning shortly. Both said that they would stay on until new members could be appointed by the Supervisors.

c. Service Drive/Alley Ordinance

An Ordinance describing and defining Service Drive and Alleys is needed. We will take up a discussion at the next PTPC meeting.

#### **9. Adjournment:**

Having no further business, a motion was made by Brent Auchey to adjourn the meeting, seconded by Tom Bosley. The meeting was adjourned at 8:20 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on July 27, 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

Amy Perry, Abbottstown-Paradise Joint Sewer Authority