

# PARADISE TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

July 27, 2020

The regularly scheduled meeting of the Paradise Township Planning Commission was held July 27, 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  
Barry Schuchart  
Township Engineer Doug Stambaugh P.L.S.  
Zoning Officer Neal Doyle  
There were six (6) other present

### 3. Approval of the Meeting Minutes of June 22, 2020:

A motion to approve the Minutes was made by Barry Schuchart, seconded by Brent Auchey 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 July 13, 2020.
- b. Miscellaneous: There were none.
- c. Zoning Officer: Neal Doyle stated that a retirement party for Wayne Smith will occur sometime in September.

### 6. Sketch Plans:

- a. Clark Craumer presented the Kennedy plan which involves lot line changes. The number of lots remains as originally proposed. There were no concerns on behalf of the PTPC however he is still waiting on York County Planning Commission comments.

### 7. Old Business:

- a. Tall Grass Meadows, Phase 2 (Plan Expires: April 14, 2020)-  
A motion to Postpone the plan was made by Bob Nivens, seconded by Barry Schuchart. The motion passed unanimously.
- b. Energy Ordinance -  
Mike Zeigler has been working on preparing the revised Ordinance. Bob Nivens motioned, seconded by Brent Auchey to postpone discussion. The motion passed unanimously.

c. PTPC Plan Checklists-

Kevin Barnes prepared the various checklists. A review of the Final plan needs to be done by the Commission. Kevin will retype the Sketch, Preliminary and Stormwater checklists. All four plans will be forwarded to the Supervisors for comment and approval when complete. Brent Auchey motioned, seconded by Bob Nivens to table the review until the next PTPC meeting. The motion passed.

d. Paradise Village-

Clark Craumer discussed the Preliminary Phase 1 Final Plan with the Committee. Neal Doyle discussed the decisions made at the earlier meeting with the Township, the County and the Developers. As planned, structures 5 thru 8 will be finished along with the sewers to each. Tom Smith, YCCD, will allow this to occur but nothing further until a new plan can be prepared and approved. The plan may go to YCPC for their review but Sharon Reynolds will determine if it is necessary based on what changes are to occur. Amy Perry, Abbottstown -Paradise Joint Sewer Authority, will review the new plan. Sharon Myers is looking into whether a storm water agreement has been approved by all parties concerned. Barry Schuchart motioned to postpone the plan, seconded by Bob Nivens and the motion passed.

**8. New Business:**

a. H&H Subdivision-

Mike Hartman and Chris Rubenstein proposed sectioning off a piece of property on the southern part of their current parcel and construct a residence there, however the road frontage is less than that allowed by the ordinance. The requirement of 150' linear distance at the setback line can however be obtained by moving the setback line and reducing the allowable building area. This avoids having to make a request to the Zoning Hearing Board for approval of the plan. There is a private drive that services this property but it is allowed by ordinance.

b. Smith Property-

A plan to join 42FE64 and 42FE63AO was presented by the owners. Both properties share a common lot line, are in the Pigeon Holes with no road frontage but serviced by a private and deeded drive. Combining the properties gives the landowners over 10 acres and makes it easier to place a single family residence. The owners will have the appropriate documents prepared.

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 to adjourn the meeting by Bob Nivens, seconded by Brent Auchey. The meeting was adjourned at 7:45 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on August 24, 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*