

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

August 24, 2020

The regularly scheduled meeting of the Paradise Township Planning Commission was held August 24, 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
Mike Zeigler
Brent Auchey
Barry Schuchart
Township Engineer Doug Stambaugh P.L.S.
Zoning Officer Neal Doyle
There were two (2) other present

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

A motion to approve the Minutes was made by Kevin Barnes, 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 August 10, 2020.
- b. Miscellaneous: There were none.
- c. Zoning Officer: There were none.

6. Sketch Plans:

a. We discussed the proposed plan for the Craig Petersen property as presented by letter from Jack N. Powell dated Aug. 24, 2020.. This plan would subdivide 3.81 acres from his 60.7 Ac parcel, 42GD63. The property is in the Medium Density Zone. This plan includes the use of an existing driveway that would be shared between the two parcels. He is required however to seek a waiver request from the Supervisors from SALDO Article 5, Sections 507.D .10.E. requiring individual driveways. From the November 2019 meeting discussing this property, it was also proposed that an existing well 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 at that time that a Waiver from the Supervisors there too 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. At that time, Mr. Petersen was given the proper forms to fill out for both the Waivers.

7. Old Business:

a. Paradise Village Phase 1 (Plan Expires: September 20, 2020)

There was no new plan. Barry Schuchart motioned, seconded by Bob Nivens to Postpone the discussion. The motion passed.

b. Tall Grass Meadows, Phase 2 (Plan Expires: October 13, 2020)-

A motion to Postpone the plan was made by Brent Auchey, seconded by Mike Zeigler. The motion passed.

c. PTPC Plan Checklists-

Kevin Barnes prepared the various checklists. Neal Doyle will post them to the website and he and Tony Miller, PT Manager, will discuss how to use and maintain them. Bob Nivens motioned, seconded by Mike Zeigler to approve their use for the Planning Commission. The motion passed.

d. Energy Ordinance -

Mike Zeigler has been working on preparing the revised Ordinance. Barry Schuchart motioned, seconded by Brent Auchey to postpone discussion. The motion passed unanimously.

8. New Business:

a. Kennedy Subdivision-

Clark Craumer presented the final plan for the 3 lot subdivision of the Todd and Amy Kennedy plan on Summit Drive. Final comments were received from both GHI, Doug Stambaugh and YCPC, Sharon Boyer.

GHI comments included:

1. An existing features plan should be included in the plan set. It is unclear where the existing property lines are located and ownership.
2. Tax records indicate Samuel J. and Ann Wilt as owners of parcel 22A.
3. Owners notarized signatures are required.
4. The plan should be titled "Revised" Final Subdivision Plan.

YCPC comments included:

1. The seal, and dated signature of the registered surveyor and/or engineer responsible for the plan, indicating that the survey and/or plan is correct must be provided on the plan [s.402.B.23.].
2. The plan must be signed by all of the owners of the land involved in the subdivision and contain a notarized statement of the owners intent [s.402.B.24.] & [s.403.B.39.].
3. If applicable, verification must be provided that the Planning Module for Land Development was approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection [s.402.C.4.] & [s.403.D.9.].
4. New legal descriptions should be prepared for each of the newly configured lots and recorded with the plan so that the County Tax Map is changed.
5. As this plan involves two municipalities and requires the approval of each, the applicant must carefully coordinate the approval of the plan by the Paradise Township Board of Supervisors and the Berwick Township Board of Supervisors and the plan must be recorded within 90 days of the date of each of the municipality's signatures.

As all of the new comments have been adequately answered, Bob Nivens motioned, seconded by Mike Zeigler to forward the plan to the Supervisors with a recommendation to **APPROVE** the plan. The motion passed.

b. Service Drive/Alley Ordinance

An Ordinance describing and defining Service Drive and Alleys was presented. As these recommendations were only just presented there had been no time for a proper review. The discussion will be taken up at the next meeting. Barry Schuchart motioned, seconded by Mike Zeigler to postpone the discussion. The motion passed.

9. Adjournment:

Having no further business, a motion was made by to adjourn the meeting by Bob Nivens, seconded by Mike Zeigler. The meeting was adjourned at 7:39 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on September 28, 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