

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 28, 2020

The regularly scheduled meeting of the Paradise Township Planning Commission was held September 28, 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 ten (10) others present

3. Approval of the Meeting Minutes of August 24, 2020:

A motion to approve the Minutes was made by Mike Zeigler, 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 September 14, 2020.

b. Miscellaneous: Neal Doyle reported that General Code is codifying the Township Ordinances and it will probably take 18 months.

c. Zoning Officer: Kaczynski Zoning Hearing Request

David and Deborah Kaczynski were at the Sept. 28th Paradise Township Planning Commission meeting to discuss his request for a garage modification to create a 2nd home on his property at 124 Sunset Lane in Abbottstown. The property is a 0.81 acre parcel in the Medium Density Residential District of Paradise Township. As Mr. Kaczynski and wife are in ill health, the garage modification would be for the purpose of providing a residence for his son and fiancée to live in while they are providing care for Mr. and Mrs. Kaczynski. They are seeking relief from Zoning, chapter 1406.B, "A lot within the A, RC, LDR, or MDR district shall contain only one principal use or structure, unless specifically permitted elsewhere by this ordinance."

The PTPC listened to Mr. Kaczynski's argument, as well as Mr. Dennis Watson, a relative and to Jennifer Harris, the fiancée and we reviewed their application. However, as compelling a reason as this is for this request, they would be in violation of that particular Zoning ordinance and as such, the PTPC voted to recommend **DISAPPROVAL** of this request for a second principal residence on

this property and to forward this recommendation to the Zoning Hearing Board. The Zoning Hearing is currently scheduled for October 21, 2020.

The PTPC instructed them to meet with BCO Neal Doyle and to rewrite their application as the original was not complete. Additionally, they were instructed to bring neighbors to the ZHB meeting and were advised that a lawyer to assist them in the argument would be helpful.

6. Sketch Plans:

a. There were none.

7. Old Business:

a. Peterson Family Trust Waiver Request-

SALDO, Section 507.D.10.e states "Each dwelling shall be provided with its own driveway. Shared driveways shall not be permitted." The Peterson Family Trust is proposing the using of a common driveway that services the present property and the adjacent farm property and to eventually erect a new residence on the adjacent farm property. They quote the Zoning Ordinance, Section 1410.B.1 that a lawful nonconforming use, structure or lot as defined by the Ordinance, may be continued. The PTPC however does not feel that this is applicable. We instructed Mr. Peterson to talk to PaDOT and find out if it would be possible for the Family Trust to put in an additional driveway on the adjacent property which then would be the driveway for the new home and would avoid any use of the existing driveway. Mr. Peterson stated that he would. Bob Nivens motioned, seconded by Barry Schuchart that we postpone any further discussion until Mr. Peterson confirms whether or not the state will allow another driveway. The motion passed.

b. Paradise Village Phase 1 (Plan Expires: December 19, 2020)-

Clark Craumer, Matt Eyster from Springfield Contractors and Brian Rodriguez presented a revised Paradise Village plan. There were no new York County Conservation Department comments, nor Abbottstown-Paradise Joint Sewer comments nor Storm Water Calculations for us to review. There was some discussion on why things are delayed. Patios, or decks, are being proposed but need to be discussed further and properly shown on the drawing to avoid blocking laterals or affecting the SW management facilities. The 57 page HOA was delivered but not discussed. GHI presented 26 comments from the SALDO ordinance which were discussed briefly. Barry Schuchart motioned, seconded by Mike Zeigler to Postpone any further discussion. The motion passed.

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

No new plan was available and no representatives presented themselves to discuss this plan. A motion to Postpone the plan was made by Brent Auchey, seconded by Bob Nivens. The motion passed.

d. Alleys and Service Drives-

After discussion and review of the notes, it was suggested that Bob Nivens prepare an ordinance to present to the PTPC by next meeting. Kevin Barnes motioned, seconded by Barry Schuchart to prepare such for the Planning Commission. The motion passed.

e. Energy Ordinance -

Bob Nivens has been working on preparing the revised Ordinance. Kevin Barnes motioned, seconded by Brent Auchey to postpone discussion. The motion passed unanimously.

8. New Business:

a. There was no new business.

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 8:30 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on October 26, 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