

# PARADISE TOWNSHIP PLANNING COMMISSION MEETING MINUTES

February 22, 2016

The regularly scheduled meeting of the Paradise Township Planning Commission was held February 22, 2016 at the Paradise Township Municipal Building.

**1. Call to Order**

The meeting was called to order by Chairman John Livelsberger at 7:00PM.

**2. Attendance:**

Bob Nivens

Barry Schuchart

Mike Zeigler

Kevin Barnes

Brent Auchey

Doug Stambaugh

There were three (3) others present.

**3. Agenda Approval:**

A motion to approve the agenda was made by Bob Nivens and seconded by Barry Schuchart. The motion passed unanimously.

**4. Approval of the Meeting Minutes of January 25, 2015**

A motion to approve the minutes was made by Barry Schuchart and seconded by Bob Nivens. The motion passed unanimously.

**5. Citizens's Concerns and Comments:**

The floor was opened for any citizens' concerns and comments: **None**

**6. Communications:**

A. Bob Nivens gave the report from the Township Supervisor's meeting of February 8, 2016.

**B. Miscellaneous:**

1. A Municipal Law overview was offered by CGA Law Firm and a flyer was passed out for any who would like to attend.

2. Also, it was discussed due to the timing of last year's paychecks for the PTPC, that the W-2's will be deficient by 6 months and that next years may be for 18 months.

C. Zoning Officer: **None**

**7. Sketch Plans:**

Clark Craumer brought a Ruhlman sketch plan on Gnattstown Road where they plan to buy additional land to add to their 9.1 acre lot to attain over 10 acres for Clean and Green. We discussed the legality as the land is being purchased from an adjoining lot which doesn't meet the minimum acreage and this would make that situation worse. A motion to table

this plan was made by Barry Schuchart and seconded by Mike Zeigler to await a review by the Township Solicitor and Supervisors. The motion passed unanimously.

**8. Old Business:**

**A. Glatfelter Gas Line**

Clark Craumer talked to Eric Gladhill of C.S. Davidson and they continue to proceed on this project. The Township is still concerned about road restoration and whether or not road crossings will be bored or cut. As there was no new information, a motion to Table the discussion was made by Kevin Barnes and seconded by Mike Zeigler. The motion passed unanimously.

**B. Tall Grass Meadows**

As there was no new information, a motion to Table the discussion was made by Barry Schuchart and seconded by Kevin Barnes. The motion passed unanimously.

**9. New Business:**

**A. Planning Commission Checklists**

The new checklists for use by the PTPC were discussed. Clark Craumer was concerned about the \$50 fee and the 14 day advanced notice for sketch plans. The fee is in the new Fee Schedule which the Supervisors will take up at their next meeting and the 14 day advanced is in the SALDO which will also be discussed at the next meeting of the PT Supervisors. A motion to table the discussion until we hear back from the Supervisors was made by Bob Nivens and seconded by Kevin Barnes. The motion again passed unanimously.

**B. Kunkle Farm Agricultural Security Area request for inclusion**

Clark Craumer presented a map of PT showing the farms that are in the Agricultural Security area and the ones pending. The PTPC felt that although we could sit on the request and let it "grandfather" in after 45 days, it would be best to approve the request and pass it on to the Supervisors. However, the PT Agricultural Security Board, of which Dean Bentzel is a member will first review the request and forward their decision to the PTPC for further review before addressing this with the Supervisors. A motion was made by Mike Zeigler and seconded by Barry Schuchart to table further discussion pending the outcome of the PT Agricultural Security Board review. The motion passed unanimously.

**C. Ordinance 2008-04 Recreation Park Fee Revision**

The fee for use of the Pavilions and Ball Fields is to be raised from \$50 with 50% returned upon inspection to \$75 with no return. A motion to approve the ordinance revision was made by Bob Nivens and seconded by Barry Schuchart. The motion again passed unanimously.

**10. Adjournment:**

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Barry Schuchart. The meeting was adjourned at 8:00 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on March 28, 2016 at 7:00 PM in the Township Municipal Building.

Respectively submitted,  
PARADISE TOWNSHIP PLANNING COMMISSION

*Bob Nivens*

Robert Nivens  
Vice Chairman/Secretary

Cc: Clark Craumer, Supervisor  
Dean Bentzel, Supervisor  
Lance Biesecker, Supervisor  
CGA, Sharon Myers, Solicitor  
Chris Mentzer, Township Secretary  
Wayne Smith, Zoning Officer  
Paradise Township Planning Commission: TB, BS, JL, SC, MZ, KB, BA