

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 26, 2016

The regularly scheduled meeting of the Paradise Township Planning Commission was held September 26, 2016 at the Paradise Township Municipal Building.

1. Call to Order and Pledge to the Flag

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

2. Attendance:

John Livelsberger

Bob Nivens

Barry Schuchart

Mike Zeigler

Tom Bosley

Kevin Barnes

Brent Auchey

Doug Stambaugh

There were three (4) others present.

3. Agenda Approval:

A motion to approve the Agenda was made by Barry Schuchart and seconded by Mike Zeigler. The motion passed unanimously.

4. Approval of the Meeting Minutes of August 22, 2016

A motion to approve the Minutes was made by Tom Bosley and seconded by Bob Nivens. The motion passed unanimously.

5. Citizen's Concerns and Comments:

The floor was opened for any citizens' concerns and comments. There were none. However, Lisa Hunter and attorney were given the opportunity to discuss the Special Exception Application of David and Lisa Hunter for the property at 8505 Orchard Road, formerly Altlands Ranch. Their proposal is to turn the property into an Auction/Flea Market establishment.

Altlands Ranch was closed on March 20th, 2016, making this a continuation of a non-conforming commercial operation. As such, it is subject to the requirements of Section 1402.J, paragraphs 2 and 3 of the Paradise Township Zoning Ordinances. This includes such questions as traffic effects, noise, dust, hours of operation and compatibility with the character of the surrounding area.

The Paradise Township Planning Commission therefore recommends that the Zoning Hearing Board accept and further review this Application.

6. Communications:

- A. John Livelsberger gave the report from the Township Supervisor's meeting of September 12th, 2016.
- B. Miscellaneous: None
- C. Zoning Officer: None

7. Sketch Plans:

There were no Sketch Plans

8. Old Business:

A. Glatfelter Gas Line

There was no discussion.

B. Agri-tourism Ordinance

Bob Nivens motioned that Barry Schuchart further review the ordinance. It was discussed that agri-tourism does not have a great impact on this township, however there are areas where an ordinance regulating a large, temporary gathering might be beneficial. Tom Bosley seconded the motion and it passed unanimously. Barry will present his findings at the next Planning Commission meeting.

C. Harrisburg Diocese.

As there has been no further submission of information, Bob Nivens made a motion to remove this from the agenda. Barry Schuchart seconded the motion and it passed.

9. New Business:

A. Final Subdivision Plan Jeffery and Elana Vogel

Barry Schuchart recommended conditional approval of the Subdivision Plan, contingent upon the following comments from YCPC and Doug Stambaugh, Township Engineer:

1. Verification of an approved Planning Module (403.D.9)
2. A hydrogeologic study due to nitrate-nitrogen levels. (403.B.11)
3. A test drill water supply report. (512.B.2)
4. Owners Signatures. (403.B.39)
5. Board of Supervisors decision on road improvements or a fee in lieu of. (614)

The motion was seconded by Tom Bosley and passed unanimously.

B. Clark and Tina Craumer Final Subdivision

Clark Craumer requested approval of a revision to the previous plan. This revision subdivided a 10 acre parcel from the 77 acre remnant to create 2 lots. This is in order for the bank to release the one previously approved lot to be sold to Paradise Township. A motion was made by Bob Nivens to allow Doug Stambaugh time to review the plan and forward comments by Email to the Planning Commission members in order to vote. YCPC has already reviewed and because of its minor nature felt that no formal review on their part was necessary. Tom Bosley seconded the motion and it passed unanimously.

- C. A motion was made by Bob Nivens and seconded by Barry Schuchart to request that the Board of Supervisors begin the process of having the ordinances of Paradise Township codified. The motion passed unanimously.

10. Adjournment:

Having no further business, a motion was made by Barry Schuchart to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 8:22 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on October 24, 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
Lance Biesecker, Supervisor
Dean Bentzel, Supervisor
CGA, Sharon Myers, Solicitor
Chris Mentzer, Township Secretary
Wayne Smith, Zoning Officer
Paradise Township Planning Commission: TB, BS, JL, SC, MZ, KB, BA