

# **PARADISE TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

May 22, 2017

The regularly scheduled meeting of the Paradise Township Planning Commission was held May 22, 2017 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 thirteen (13) others present.

### **3. Approval of the Meeting Minutes April 24, 2017**

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

### **4. Citizen's Concerns and Comments:**

The floor was opened for any citizens' concerns and comments. Tony Rife, President of the Caskey Group, presented a request to open a signage business on a property owned by Jeffrey Vogel, 42GE84H. This is an approximate 5 acre parcel in the Commercial Zone and previously was to have been a new furniture business. After review and discussion, he was instructed to prepare the plans and proceed with the approval process.

### **5. Communications:**

A. John Livelsberger presented the notes from the Supervisors meeting of May 8<sup>th</sup>, 2017.

B. Miscellaneous: None

C. Zoning Officer: None

### **6. Sketch Plans: None**

### **7. Old Business:**

#### **a. Superior Homes Land Development Plan -**

This plan is to build a modular home sales lot on the northwest corner of Lake Rd. and Rte. 30, parcel ID 42HE127A. The PTPC reviewed the comments from Doug Stambaugh, GHI. Of the 32 comments, 15 needed revisions, corrections or additional information. York County Planning

Commission comments were unavailable. Stonybrook Mobil Home Sales owner John McCall discussed his concerns with the lot. This lot is contiguous with the proposed development. Due to the incomplete nature of the plan, Tom Bosley motioned to postpone and table the plan until the various comments could be properly addressed. Barry Schuchart seconded the motion and it passed unanimously.

b. Harrisburg Diocese Plan, 2 Lot Subdivision-

Tim Dwyer, with K&W presented the subdivision plan for the property on Canal and Protectory Rd., currently owned by the Harrisburg Catholic Administration Service Corporation, Immaculate Heart of Mary, parcel ID 42GD100. The PTPC reviewed the comments from Doug Stambaugh, GHI. Of the 37 comments, 25 needed revisions, corrections or additional information. York County Planning Commission comments were unavailable. Again, due to the incomplete nature of the plan, Barry Schuchart motioned to postpone and table the plan until the various comments could be properly addressed. Tom Bosley seconded the motion and it passed unanimously.

**9. New Business:**

a. Application for Hearing 8226 Orchard Road, Thomasville-

Larry Bresnahan, 8226 Orchard Road, parcel ID 42HE97A, presented his request for a Variance from Section 503.D of the Zoning Ordinance whereby he would like to separate his residential property into two lots, each under the required lot area of 5 acres in the Rural Conservation District. Currently the lot size is 2.65 acres and he is requesting that he be allowed to split the lot and create a new building lot.

His intentions are to build a one level, single family residence on the subdivided property for himself, due to his age and mobility, and sell the residual tract, with the current home. He stated that all of the adjoining homes sit on approximately 1.5 acres. He also stated that the application of the current zoning ordinance, revised in January 2009, adversely affects him in that it revised the zone he lives in from Agricultural to Rural Conservation which changed the minimum acreage from 1 acre to 5 acres.

After discussion, the Paradise Township Planning Commission recommended that the Zoning Hearing Board accept and further review this Application.

b. Variance Request for Homer Forbes-

Jerry Stahlman and Charlie Mallios presented a plan to subdivide the property of Homer Forbes, 560 Big Mount Rd., Thomasville, parcel ID 42HE17S. Currently it's in the Agricultural Zone. Lot requirement in that zone is from 1 to 2 acres. The request is to subdivide the tract into a 4.4 acre residual tract and a 47.2 acre agricultural tract. The agricultural property does have acceptable road frontage on Big Mount Road. They stated that the property has been for sale and vacant for several years. They feel that by separating the property in this manner, buyers can be found for both pieces of property. The layout of the buildings on the lot does not allow them to reduce the residential tract to meet the Zoning requirements.

As no formal Variance Request was submitted to the Zoning Officer, no further action or request by the PTPC for Zoning Board review could be made. They were instructed to present their information to the Zoning Officer, prepare the proper paperwork and pay all fees. At that point, it would again be necessary for a PTPC review of the request.

**10. Adjournment:**

Having no further business, a motion was made by Tom Bosley to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 9:33 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on June 26,, 2017 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  
Paradise Township Planning Commission: TB, BS, JL, MZ, KB, BA  
Chris Mentzer, Township Secretary  
Wayne Smith, Zoning Officer  
CGA, Sharon Myers, Solicitor  
GHI, Doug Stambaugh, P.L.S.