

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 25, 2017

The regularly scheduled meeting of the Paradise Township Planning Commission was held September 25, 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.

WELCOME BACK JOHN.....

2. Attendance:

John Livelsberger

Bob Nivens

Barry Schuchart

Mike Zeigler

Tom Bosley

Kevin Barnes

Brent Auchey

Doug Stambaugh

There were two (2) others present.

3. Approval of the Meeting Minutes August 28, 2017

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

4. Citizen's Concerns or Comments:

The floor was opened for any citizens' concerns and comments. There were none.

5. Communications:

A. Bob Nivens presented the notes from the Supervisors meeting of September 11, 2017.

B. Miscellaneous: None

C. Zoning Officer: None

6. Sketch Plans: None

7. Old Business:

a. Tall Grass Meadows, Amended Subdivision -

As there were no representatives from Tall Grass Meadows, but there were York County comments, it was felt that we should discuss these in front of representatives from Tall Grass. Bob Nivens motioned to table the plan. It was seconded by Mike Zeigler and passed unanimously.

b. Right of Way Ordinance-

A motion was made by Kevin Barnes and seconded by Bob Nivens to return the Right of Way Ordinance to Sharon Myers for corrections and that it then be forwarded to the Supervisors for their approval. The corrections included a duplicated paragraph in section 4.a.:

A traffic control plan must be submitted to either close any portion of a travel lane during construction, during the hours of darkness when no active work is in progress, or to detour traffic in order to perform the permitted work. All plans shall conform with Section 6123 of the Pennsylvania Motor Vehicle Code, as amended, and the applicable provisions of the Pennsylvania Code, Title 67, Chapter 203, as amended.

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and a typo in section 26 where "Blading" should be replaced with "Blasting":

SECTION 26: BLASTING.

Blasting within the Right-of-Way is prohibited. **Blading** for the construction of infrastructure associated with proposed development where the development plans indicate the intent to offer dedication of the Right-of-Way to the Township is also prohibited.

The motion passed unanimously.

c. Act 172-

We reviewed the ordinance and the forms that needed filed in order to obtain the tax credits by the volunteers. The discussion centered on just how the Tax Credit Certificate would be created and used by the volunteer. It was suggested that we request both Sharon Myers and Christine Mentzer to weigh in on the issue. The Vice Chairman will forward all of the documents to the Solicitor and Township Secretary for their review.

d. Superior Homes Land Development-

The Land Development plan was approved by the Supervisors at their meeting on September 11, 2017. To the best of the PTPC's knowledge, none of the conditions applied to the Conditional Approval given by the PTPC have been met. Additionally, the possibility of work occurring on the neighboring Jones property pushes the total area under construction up to over an acre requiring an NPDES permit. It was mentioned however that the Supervisors are still looking for pending approvals for the Erosion and Sedimentation Plan, a PA DOT Highway Occupancy Permit and "various" water issues which might be the remaining six (6) items on the PTPC conditional approval list.

Although a motion was made to eliminate Conditional Approvals in the future, it was not seconded. The PTPC will however look unfavorably on any future Conditional Approvals as it is a serious risk to the credibility of the PTPC especially should a plan be approved and recorded resulting in issues caused by a failure of a developer to meet the conditions applied to the plan.

e. Accessory Use Ordinance-

Kevin Barnes is taking on the task of reviewing and creating an ordinance.

9. New Business:

None

10. Adjournment:

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Tom Bosley. The meeting was adjourned at 7:45 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on October 23, 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.