

# **PARADISE TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

November 20, 2017

The regularly scheduled meeting of the Paradise Township Planning Commission was held November 20, 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 three (3) others present.

### **3. Approval of the Meeting Minutes October 23, 2017**

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

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

The floor was opened for any citizens' concerns and comments.

Amy Shealer and Gene Pritsky, 991 Big Mount Rd., discussed a sketch plan whereby Mr. Pritsky would sell approximately 1.5 acres of property to his neighbor, Ms. Shealer, leaving him with approximately 1.5 acres. As it is an add-on subdivision in the Agricultural Zone and no zoning issues were identified, she was advised to seek a surveyor and have a plan drawn up.

### **5. Communications:**

A. John Livelsberger presented the notes from the Supervisors meeting of November 13, 2017.

B. Miscellaneous: None

C. Zoning Officer: None

D.

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

7.

### **8. Old Business:**

a. Tall Grass Meadows, Amended Subdivision -

Brandon Guiher of KPI Technologies was present to review the comments from GHI, Kevin Barnes and Doug Stambaugh concerning Phase 1, Section 1 of Tall Grass Meadows. They had revised sheet 2, adjusting the infiltration bed size on lot 51B. After discussion, Bob Nivens

made the motion to Conditionally Approve this plan, seconded by Tom Bosley, pursuant to KPI addressing the following comments.

1. O&M Agreement. Typically this is done either right before or right after approval.
2. As-built/Certification of Completion. This cannot be done until the plan is approved and the building constructed.
3. Recreation Fees. These are paid.

Additionally, a final Stormwater agreement, notarized is needed.

- b. A quick discussion ensued on when to accept new plan proposals and revisions to old plans. It was decided by agreement that we would stick to the guidelines that have been used in the past, that being all new plans must be in the hands of the PTPC no later than one month before the PTPC meeting and that any revised plans needed to be received by the PTPC no later than two weeks prior to a meeting.
- c. Accessory Use Ordinance-  
Kevin Barnes had prepared a revised accessory use ordinance (attached). After discussion, Mike Zeigler motion, seconded by Tom Bosley, to forward the proposed ordinance to the Supervisors. The motion passed unanimously.

#### 9. New Business:

- a. Barry Schuchart continues to work on a policy and procedures for approving, conditionally approving or denying plans submitted to the Paradise Township Planning Commission.
- b. Although not part of a plan presented to the PTPC, a discussion on the Vogel/H&H property along Route 30 occurred in light of a Supervisors Resolution, 2017-02, passed at their November meeting approving the Planning Module thus allowing a subdivision of 10 acres to occur on this property and a request to revise the zoning from Rural Conservation and Agricultural to Commercial.

The PTPC gave Conditional approval on Sept. 26, 2016 contingent on the following actions:

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)

In the May supervisors meeting, Resolution 2017-02 was passed approving the Planning Module.

Then the Board of Supervisors on Oct. 9, 2017 gave conditional approval pending:

1. DEP approval
2. Recreation Fees
3. Hydro Study

The DEP Denial Letter of the Planning Module was dated Oct. 5, 2017 which would mean that a revised DEP Sewage Facilities Planning Module would have to be applied for and approved.

This plan should have been presented to the PTPC for review and any approval before being forwarded to the Supervisors. The 10 acre subdivision was turned down by DEP and the zoning change needs public notification, which never occurred.

c. It was also noted that the website for Paradise Township has not been updated in months.

**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 8:20 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on December 18, 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.