

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 26, 2018

The regularly scheduled meeting of the Paradise Township Planning Commission was held March 26, 2018 at the Paradise Township Municipal Building.

1. Call to Order and Pledge to the Flag

The meeting was called to order by Chairman Kevin Barnes at 7:00PM.

2. Attendance:

Kevin Barnes

Bob Nivens

Tom Bosley

Brent Auchey

Mike Zeigler

Barry Schuchart

John Livelsberger

Doug Stambaugh

Wayne Smith

There were three (3) others present.

3. Approval of the Meeting Minutes February 26, 2018

A motion to approve the Minutes was made by Tom Bosley 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. There were none.

5. Communications:

A. Kevin Barnes and Bob Nivens presented the notes from the Supervisors meeting of March 12, 2018.

B. Miscellaneous: None

C. The Zoning Officer noted that Superior Homes was having issues with the new plan. The new plan involved the driveway coming out upon Lake Road rather than Rte. 30. They wanted a permit for a house, however MDIA will not approve a house for a commercial office. They plan to appeal this decision. Apparently this new plan will NOT come back through the Planning Commission. The decision not to come back through the Planning Commission for the new plan does not seem proper especially given all of the changes and problems this plan has had.

6. Sketch Plans: None

7. Old Business:

a. Tall Grass Phase II-

As there were no representatives of Tall Grass, Tom Bosley motioned and Brent Auchey seconded to postpone any discussion. The motion passed unanimously.

b. Cherry Tree Properties -

Kris Raubinstine, Hanover Land Services and Mike Hartman discussed the proposed plan for Cherry Tree Properties.

Hanover Land Services requested a waiver of SALDO 604 - Sidewalks, whereby sidewalks are to be installed on both sides of the street. As this is a Commercial property and there are no sidewalks anywhere in the vicinity of the project, the PTPC felt that this waiver should be granted. A motion by Bob Nivens, seconded by Brent Auchey passed unanimously.

Hanover Land Services also requested that the Preliminary Plan dated October 16, 2017 be withdrawn. PTPC had no comment.

York County Planning Commission comments on the revised plan were addressed. There were 2 from the Zoning Ordinance which were met. There were 8 more from SALDO, however all but 7 needed to be addressed. YCPC requested that "No Parking" signs be placed on rte. 30 and the access drive but that will be left to the owners as no PT ordinance exists.

GHI provided 8 comments on the Zoning Ordinance and 12 from SALDO along with 12 from the Stormwater Management Ordinance. All of these will need to be addressed for the next PTPC meeting.

The plan involved a finished product storage area in the "front" yard of the site. The zoning ordinance does not allow storage in a front yard setback. Most, if not all, of the commercial properties in the township store finished material in the front yard. As it would be very difficult to obtain a Variance, it was suggested that they seek an ordinance change from the Supervisors. They chose to maintain a truck parking area in back of the office building, but given that the ordinance may not be revised, they would swap finished product storage and truck parking. Tractor/trailer parking though allowed by ordinance in the front yard, would be more of an eyesore than finished product storage.

Additionally HLS was advised to determine if there are construction guidelines around the Sunoco pipeline. Also, ROW width language needs to be provided. We were advised by HLS that water line detail will be handled by York Water Company.

c. Planning Commission Procedures were addressed. As they are part of the MPC and the PT SALDO, there were few comments. This stems from earlier issues with "Conditional Approval" recommendations. The PTPC feels that "Conditional Approval" will only be granted where all comments have been satisfied with the exception of those that occur after Supervisor approval such as owners signatures and notarization.

d. Discussion on Subdivision Fees and Records. The PTPC feels that the maintenance file of Fee Records and a Standard Operating Procedure be created for the Township secretary. It is felt that because the developers are not aware of our fee schedule, that they fail to properly pay the required fees. In the past, the previous PTPC Chairman kept this record but according to ordinances, this function rests with the secretary of the Township. There has been a checklist prepared for the Secretary by the Zoning Officer and Barry Schuchart. This checklist should be made part of an operating procedure for maintaining these records.

8. New Business: None

9. Adjournment:

Having no further business, a motion was made by Bob Nivens to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 8:35 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on April 23, 2018 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
Neal Doyle, Zoning Officer
CGA, Sharon Myers, Solicitor
GHI, Doug Stambaugh, P.L.S., Township Engineer