

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

May 20, 2019

The regularly scheduled meeting of the Paradise Township Planning Commission was held May 20, 2019 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

Barry Schuchart

Mike Zeigler

Zoning Officer Neal Doyle

Zoning Officer Wayne Smith

Doug Stambaugh P.L.S.

There were fourteen (14) others present.

3. **Approval of the Meeting Minutes of April 22, 2019:**

A motion to approve the Minutes from March 25, 2019 was made by Tom Bosley and seconded by Mike Zeigler. The motion passed unanimously.

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

- A. Don Peters presented plans for two parcels he owns in the Village District. The first, 7685 Lincoln Hwy. involved enclosing a porch to create 3 mini-storage units. This was the front porch abutting Lincoln Hwy. He was informed that he needed a 20' wide cartway facing the storage units. This however could encroach on the 50 ft. Lincoln Hwy. right of way. Arrangements will be made for a building inspector or township official to verify the distance from the right of way to the porch. He was also instructed to prepare a land development plan. A larger building in the back of the property will also be turned into a mini-storage facility. He was advised to prepare a plan for this change also.

A second parcel, 7699 Lincoln Hwy., he wants to turn it into a 400 sq. ft. retail store along with a residence. He was advised to prepare a sketch plan and present it to Wayne so that an inspector can review it for compliance with ADA, bathrooms, parking and other requirements.

- B. Amy Shealer, 991 Big Mount, wants to buy two acres from her neighbors three acre plot to add to her property. She was concerned about the cost of surveying hearing that it approaches \$10K however we were unable to advise. She was advised to prepare a plan and to

discuss the sewage issue with Bill Deal. She was also instructed that the residual tract must be greater than 2 acres however the ordinance does allow a 1 acre residual tract.

5. Communications:

A. Kevin Barnes presented the notes from the Supervisors meeting of May 13, 2019.

B. Miscellaneous: None

C. Zoning Officer: Bross Special Exception

Jason Bross presented a plan to create a Glamping (Glamorous Camping) on his 166 acre property at 5107 W. Canal Road in the Rural Conservation Zone. He has owned the property since Feb. 2018. It is currently a farm. Campgrounds, by section 1306 of the Zoning Ordinance, are allowed by Special Exception.

Section 1306 Campground.

The minimum lot area is 10 acres.

All campsites shall be located at least 50 feet from any property line.

Each campsite shall be at least 500 square feet in area and shall contain, in addition to a tent or RV pad, one vehicle parking space that does not interfere with the convenient and safe movement of traffic. As an alternative, an equivalent amount of parking may be provided in a common parking area.

There shall be a maximum of 10 campsites per acre of lot area in any campground.

An internal road system shall be provided. The pavement width for the driveway entrance way shall be at least 24 feet. The pavement width for internal drives shall be a minimum of 16 feet. All internal drives must be improved to a mud-free, dust-free condition.

All outdoor play areas shall be set back at least 100 feet from any property line and screened from adjoining properties.

Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes, but is not limited to, fences, walls, plantings and open spaces.

If the nature of the campground is such that it will generate a high volume of vehicular traffic, then access should be via a street designed to handle such volume.

All campgrounds shall furnish centralized sanitary and garbage collection facilities that shall be set back a minimum of 100 feet from any property line.

Any accessory retail or service commercial uses shall be set back at least 100 feet from any property line. Such accessory commercial uses shall be designed and constructed to solely serve the campground's registered guests and their visitors and shall be subject to Zoning Hearing Board approval. Any parking spaces provided for such uses shall have vehicular access from the campground's internal road rather than the public street.

A site manager shall be available on the site at all times when the campground is in operation.

The campground must comply with all applicable State and local laws and regulations.

Either public water and public sewer approved by the PA DEP must be utilized or else satisfactory evidence must be submitted to assure that the new or existing on-site system is capable of adequately serving the proposed use.

There are very few neighbors however they do plan to have events that may be noisy. A Special Exception already is in place to allow these events, such as weddings to occur but no greater than two weekends per month. Twenty campsites would be erected. Dirt roads and primitive toilet and bath facilities would be available. Refuse and sewage removal plans have been worked out. There could be approximately 200 people per event with parking provided. Work on the barn building will be started as soon as the permits are obtained. They were advised to prepare a land development plan but the first order of business would be to obtain a Special Exception from the Paradise Township Zoning Hearing Board, currently scheduled for mid-June. Having no further discussion, Bob Nivens motioned, seconded by Brent Auchey, to forward this to the Paradise Township Zoning Hearing Board. The motion passed.

Sketch Plans:

A. Sam Spagnola

Sam Spagnola, represented by Bob Schefter Esq., Senft Law, presented a plan to build four (4) townhouses on a property recently subdivided. It's a 1.3 acre parcel in the Village District. The following points were discussed.

1. Zoning Section 802.A - Requires a minimum lot width of 20'. Lot width is based on the distance between the side property lines along the front setback line. As this plan proposed 4 lots with no street frontage, and therefore no front setback they would have a lot width of 0'.
-Lot lines will be eliminated and multifamily dwellings created.

2. Zoning Section 804.A & B - Permits a maximum density of 3 dwelling units per acre without the use of Transferable Development Rights (TDRs) or 7 dwelling units per acre with the use of TDRs. Based on the total lot area the maximum number of dwelling units are 1 without TDRs and 2 with TDRs. Refer to Section 1337 if TDRs are proposed.

-Will require a Paradise Township Zoning hearing.

3. Zoning Section 806 & SALDO Section 509 - Requires all development within the Village District to have public water and sewer. The extension of these utilities will need to be coordinated with York Water and Abbottstown - Paradise Joint Sewer Authority.

-They reportedly have letters from York Water and A-P Joint Sewer Authority.

4. Zoning Section 1405 - Requires that every principle structure be on a lot that directly abuts and existing street, a street proposed for dedication to the Township by the subdivision plan that created the lot, or a private street meeting the requirements of the Township Subdivision and Land Development Ordinance.

-A multifamily dwelling meets this requirement.

5. Zoning Section 1410 - Nonconformities. Existing lot is a Nonconforming lot.

-Will require a Paradise Township Zoning hearing.

6. Zoning Section 1602.G - Requires 3 parking spaces per dwelling unit. This was a recent amendment to the ordinance.

-Including the garage, space will be provided.

7. SALDO Section 504 through 506 - Proposed street (access driveway) shall be designed in accordance with these sections.

-Will require a waiver from the Supervisors.

8. SALDO Section 507 - Proposed driveway for each lot should comply with this section.

-Will require a waiver from the Supervisors.

9. SALDO Section 513 & SWM Ordinance - Stormwater management will need to be provided for all improvements.

-To be included.

10. SALDO Article 6 - All improvements should conform with this section

-To be included.

11. Route 30 Access Ordinance Section 106 - It should be determined if the township wishes to restrict access to Route 30 as access is possible from Altland Avenue.

-To be discussed by Supervisors and PTPC.

12. Any access to Route 30 should comply with all applicable section of the Route 30 Access Ordinance.

-To be included.

13. PennDOT Highway Occupancy Permit will need to be obtained for access to Lincoln Highway Route 30.

-To be included.

14. If disturbance greater than 1 acre is proposed a NPDES Permit form York County Conservation District is required. This would include all improvements onsite and off-site including streets, access drives, and public utility extensions.

-To be included.

15. As the access to Route 30 appears to interconnect with the Shaffer property coordination with that property owner may be necessary.

-To be included.

A land development plan is required. Neal will contact Chief Rabine to review the plan from an EMS standpoint. Clear site triangles are required. The culvert leading into Atland Road needs to be referred to a civil engineer to determine it's adequacy to support vehicle loads.

There was no further discussion.

B. Dan Feeser - Mr. and Mrs. Feeser complained that they were not in favor of this development.

6. Old Business:

A. Tall Grass Meadows, Phase 2 (Plan Expires: September 12, 2019)-

As no one was present to discuss the plan, Tom Bosley motioned and Mike Zeigler seconded to postpone the plan. The motion passed.

B. Superior Homes - Orchard Road Location (Expires: September 7, 2019)

Clark Craumer discussed the Superior Homes mobile home sales lot on Orchard Road. Several GHI comments remain to be answered from the last review:

a.) Concerning the Storm Water Ordinance, GHI calculates that the contributing area to each disconnected downspout is 600SF however Clark claims it is less than 500SF. Clark will pursue a waiver for the Erosion and Sediment Control Plan.

b.) Concerning the Zoning comments, the storage sheds will be moved out of the buffer zone. Outdoor lighting plans still need to be addressed.

c.) Finally, Saldo requires an E&S Plan as well as sidewalks, both of which will require a waiver otherwise.

GHI added two (2) new comments to both SALDO and Zoning, as well as seven (7) Stormwater Management comments and fifteen (15) Erosion and Sedimentation comments. All of which will need to be addressed at the next meeting.

As further discussions were not practical, Bob Nivens motioned, seconded by Kevin Barnes to postpone the plan. The motion passed.

8. New Business:

A. Mobile Home Park Ordinance Update (Zoning/SALDO)-

B. Mobil Home Sales (Zoning Addition)-

Bob Nivens motioned to postpone both A. and B. Seconded by Mike Zeigler, the motion passed. We will attempt to find ordinances existing the pertain to these subjects and present them at the next meeting.

9. Adjournment:

Having no further business, a motion was made by Brent Auchey to adjourn the meeting, seconded by Mike Zeigler. The meeting was adjourned at 9:25 PM.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on June 24, 2019 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, MZ, KB, BA
Chris Mentzer, Township Secretary
Wayne Smith, Zoning Officer
Neal Doyle, Zoning Officer
CGA, Sharon Myers Esq., Solicitor
GHI, Doug Stambaugh, P.L.S., Township Engineer
Amy Perry, Abbottstown-Paradise Joint Sewer Authority