

# PARADISE TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

April 26, 2021

The regularly scheduled meeting of the Paradise Township Planning Commission was held April 26, 2021 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  
Brent Auchey  
Barry Schuchart  
Korry Beard  
Doug Stambaugh  
Neal Doyle

There were ten (10) others present

**3. Approval of the Meeting Minutes of March 22, 2021:**

A motion to approve the Minutes was made by Bob Nivens, seconded by Barry Schuchart and passed unanimously.

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

a. There were none.

**5. Communications:**

a. Kevin Barnes presented the notes from the Supervisors meeting of April 12, 2021.

b. Miscellaneous: There were none

c. Zoning Officer:

Neal Doyle reported that construction has started on lots 7 thru 20 of Paradise Village. They are working on TDR's for the remaining lots, 21 through 48.

**6. Sketch Plans:**

a. There were none.

**7. Old Business:**

a. Tall Grass Meadows, Phase 2 (Plan Expires: July 13, 2021)-

As no one was present to discuss this plan, Barry Schuchart motioned, seconded by Bob Nivens to postpone the plan. The motion passed.

b. Bross Land Development (Plan Expires: October 25, 2021)-

Present were Jason Bross, Liudmyla Babenko, their attorney Robert J. Schefter ESQ and Jack Powell, PE by phone. Additionally Liliana Fisher, ESQ from CGA law was in attendance to assist the PTPC and the BCO as needed. We discussed Jack Powell's responses to comments from

Doug Stambaugh, GHI Engineers representing Paradise Township. No updated plans were presented with the responses. The discussion centered on "Glamping" and not the "Special Events Venue".

The 2016 approved Special Exception was for the "Special Events Venue" and contained conditions relative to just that. The 2019 Special Exception dealt with "Glamping" and conditions there were applied also.

There have been two "Glamping" sites constructed without building permits. There additionally are no drawings of the sites and structures. The additional drawings were requested by the Township. The barn reconstruction was permitted by the Township however it was not approved by the inspection agency.

The internal road system was described as a driveway leading to a large parking area. They claim that in a conversation with PaDOT, that no Highway Occupancy Permit is necessary. The Township feels that given the 20 campsites and the 250 guest Special Events venue that an impact study is necessary and requests some document from PaDOT explaining their position. SALDO 517 requires a traffic impact study if the 75 car trigger is exceeded or 100 or more 1-way trips per hour is expected. SALDO 403.B.29 requires an HOP from PaDOT and an explanation here is also needed as to why they don't need one. Past that parking area, a farm road system to take visitors back to their respective sites was to be used. Only golf cart like vehicles were proposed for this use. This fails to meet the requirements of Zoning 1306.E for road construction and will need Zoning Hearing Board approval of a variance.

The campsites are considered "impervious" and with the addition of the road system, there are questions about storm water. For the parking lot, they are proposing Grassprotecta products turf in lieu of stone or macadam. The PTPC feels that the 20 camp sites and road systems, along with the Special Events Venue activities push the storm water over the limit and trigger the requirements of an NPDES Permit.

Trash was to be collected regularly and taken to an offsite dump site. More explanation is needed here to determine if it complies with State and County ordinances. Sanitary sewage service was to be provided by composting toilets however the owners stated it would also be collected and removed from site however it typically is collected and spread over the farmland so more information is needed here.

In a conversation between Jack Powell and Tim Wagner of DEP, Tim stated that the flow from both the venue and the glamping would not necessitate a Sewage Planning Module. Again, the PTPC requests documents from DEP explaining and approving this action. Note that the impact of the composting toilets should be included with any explanatory documents provided.

Barrels are to be used for shower water supply. Bottled water will also be provided to the campers. The barrels were to be filled by a supply vehicle.

Proper delineation of the soils and natural features needs to be done.

Drawing scale needs to be checked and changed as necessary. Blow ups of some features need to be incorporated. If necessary, a waiver of SALDO.403.A needs to be requested.

According to SALDO 403.B.4 the drawings will need bearings, distances and closing calculations.

SALDO 403.B.21 requires driveway cross sections. Jack stated that he will be working with Doug to correct this.

On top of this, there are numerous drawing additions and revisions required for this project to continue. In addition, multiple waiver requests and several Zoning Hearings can be expected. Korry Beard motioned to postpone further discussion, seconded by Brent Auchey and the motion passed.

c. Smith-Kopp Reverse Subdivision (Plan expires July 24, 2021)-

Brian Smith and Melissa Kopp, along with John Luciani from First Capital Engineering were present to discuss the Reverse Subdivision they propose. We reviewed Johns answer to Doug Stambaugh's letter of April 22, 2021. Most of Dougs comments were answered however per SALDO 403.B.15, controls points will need revised. Additionally, several features adjacent to the property are needed.

Bob Nivens motioned, seconded by Barry Schuchart to recommend CONDITIONAL APPROVAL to the Supervisors based on the following-

- All of Doug Stambaugh's comments would be addressed and corrected,
- There would be no outstanding issues when York County Planning comments were received,
- And a separate Storm Water plan would be created to handle the new driveway and proposed building. The plan should be submitted prior to subdivision plan approval.

The motion passed.

d. Rural Conservation Ordinance Revision Wording-

No additional information or added response is available for the Supervisors.

8. **New Business:**

a. Zoning Hearing Time Limits-

Under Zoning, both Special Exceptions and Variances have an expiration date if not acted upon:

**Time Limits. Unless otherwise specified or extended by the Zoning Hearing Board, a variance authorized by it expires if the applicant fails to obtain a zoning permit or use certificate within 6 months from the date of the authorization of the variance.**

Time did not allow any discussion on this matter. Bob Nivens motioned, seconded by Barry Schuchart to Postpone discussion. The motion passed.

9. **Adjournment:**

Having no further business, a motion was made by to adjourn the meeting by Bob Nivens, seconded by Korry Beard. The meeting was adjourned at 9:22 P.M.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on May 24, 2021 at 7:00 PM in the Township Municipal Building.

Respectively submitted,

**PARADISE TOWNSHIP PLANNING COMMISSION**

*Bob Nivens*

Robert Nivens, Vice Chairman/Secretary

Cc: Paradise Township Planning Commission: KB, BS, KB, BA

Clark Craumer, Supervisor

Lance Biesecker, Supervisor

Dean Bentzel, Supervisor

Neal Doyle, Zoning Officer

GHI, Doug Stambaugh, P.L.S., Township Engineer

CGA, Sharon Myers Esq., Solicitor

Amy Perry, Abbottstown-Paradise Joint Sewer Authority