

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

Aug 23, 2021

The regularly scheduled meeting of the Paradise Township Planning Commission was held August 23, 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 nine (9) others present

3. Approval of the Meeting Minutes of July 26, 2021:

A motion to approve the Minutes was made by Brent Auchey, seconded by Korry Beard and passed unanimously.

4. Citizen's Concerns or Comments:

a. Benton Jackson, owner of Affordable Mattress and Furniture at 7348 Lincoln Hwy, discussed a plan to turn his property into an event venue and cafe, in order to maximize the use of the facility. The land is 2.9 acres in the Village District where dual use is allowed.. He imagines a maximum of 50 people. Parking was discussed as was max occupancy. He was advised to obtain a land development plan, with parking noted, and submit it to the Township. He was also advised to discuss with PennDOT if a Highway Occupancy Permit was necessary and to discuss with the Township SEO if the septic system is suitable for this use.

5. Communications:

- a. Kevin Barnes presented the notes from the Supervisors meeting of August 9, 2021.
- b. Miscellaneous: Neal discussed the Codification of Ordinances as well as there being 200+ homes next month. Bob Nivens brought up the need for impact fees but because they are time consuming, costly and could only be used on the involved intersections which are state, the idea was dropped.
- c. Zoning Officer: As noted in b.

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, Bob Nivens motioned, seconded by Brent Auchey to postpone the plan. The motion passed.

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

As no one was present to discuss this plan, Bob Nivens motioned, seconded by Korry Beard to postpone the plan. The motion passed. Additionally, this development is subject to a Magistrates hearing scheduled for September 3, 2021.

8. New Business:

a. Peterson Family Trust (Plan Expires: February 19, 2022)-

Chris Rubenstein and Jim Mummert of HLS presented a revised plan. Doug Stambaugh had previously reviewed and commented on the plan but rather than take up time with the PTPC, they were working with Doug to satisfy all of the comments. They presented four (4) waiver requests to the PTPC but Kevin reminded them that they were on the wrong form and that the fees had not been paid. These waivers included Sidewalks, HOP, the Plan Scale and the Land Contours. They were advised that PennDOT would have to decide if a HOP is needed as the Township can't waive PennDOT requirements. Bob Nivens questioned why we require a \$1500 Recreation fee when the SALDO 515.C says it's for a dwelling unit and not for a subdivided parcel when no dwelling unit is shown. At that point, Barry Schuchart motioned to postpone further discussion, seconded by Brent Auchey and 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 7:35 P.M.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on September 27, 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