

PARADISE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 27, 2021

The regularly scheduled meeting of the Paradise Township Planning Commission was held September 27, 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 (By Phone)
Brent Auchey
Barry Schuchart
Korry Beard
Doug Stambaugh
Neal Doyle

There were eleven (11) 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. Jeff Cox who is requesting to rezone the property at Rt. 30 and Pine was not present.
- b. Tara Osborne, 7453 Lincoln Hwy. is concerned about the additional residences and their impact on the sewer system. The current residents paid initially to have the system built so any further construction should be funded by the new residents or the developer. Tara also asked what, if any, additional capacity is available. According to Neal, Amy Perry of the Abbottstown-Paradise Joint Sewer Authority is looking into the impact and the financing. Finally, Tara's husband is interested in joining the PTPC.

5. Communications:

- a. Kevin Barnes presented the notes from the Supervisors meeting of September 13, 2021.
- b. Miscellaneous: There was none.

6. Sketch Plans:

- a. There were none.

7. Old Business:

a. Tall Grass Meadows, Phase 2 (Plan Expires: October 12, 2021)-

Brandon Guiher was present to discuss the Tall Grass Meadows Subdivision Ph. II, 128 lot development in response to GHI's review dated 9-22-21. There were 54 SALDO comments, 1 Zoning and 1 Stormwater Management comment. Brandon stated that all of the comments will be answered by next month's meeting, but they had no issues. KPI will be submitting another

request to the Supervisors for an extension of the plan. They had previously submitted three (3) Waiver Requests where the PTPC had recommended approval of in August 2019 and are currently awaiting Supervisor approvals. These requests are attached for review by the Supervisors. There will be a Sidewalk waiver request coming for Pine Road.

The PTPC is concerned about the number of HOA's and requested that all of Tall Grass be made under just one. KPI will resend the Traffic Impact Study but they do not remember any Pine Road issues.

Fire Hydrant locations are being reviewed.

Barry Schuchart motioned, seconded by Brent Auchey to postpone further discussion and the motion passed.

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

As no one was present to discuss this plan, Brent Auchey motioned, seconded by Barry Schuchart to postpone the plan. The motion passed. Additionally, this development is subject to a Litigation hearing scheduled for September 30, 2021.

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

Kris Raubenstein and James Mummert of HLS, and Craig Peterson were present to discuss the Final Subdivision of the Peterson Property plan and the GHI letter of 9-23-21. The plan proposes subdividing a 60.635 acre property into a 3.881 residential lot and a larger parcel to be owned by Spring Run Partnership. There were twelve (12) SALDO comments. The PTPC reviewed the three (3) Waivers -Sidewalks, Plan Scale and Contour Intervals. After discussion, Barry Schuchart motioned to recommend APPROVAL to the Supervisors, seconded by Korry Beard and the motion passed.

The Cross Easement Agreement, or Shared Driveway, was discussed. This is with Sharon Myers ESQ. of CGA for her review.

After discussing the comments from GHI, Bob Nivens motioned, seconded by Korry Beard, to recommend CONDITIONAL APPROVAL to the Supervisors of the subject plan. The motion passed. Note that the Conditions that need to be met are those from GHI's most recent review of the plan dated 9-23-21. These conditions are mostly administrative and will be completed by HLS.

Note that the developers were requesting a Highway Occupancy Permit waiver from Paradise Township. However they were informed that as Rt. 30 is a state road, they will need to obtain approval from PaDOT.

8. New Business:

a. Jayne Felgen Final Subdivision (Plan Expires: March 26, 2022)

James Mummert of HLS was present to discuss the plan. This plan proposes subdividing a 10.22 acre plot from an existing 51.75 acre parcel. There were ten (10) SALDO comments from GHI, dated 9-7-21. There were three (3) waivers submitted - Contour intervals, Scale, and Shared driveway. After discussion, Barry Schuchart motioned to recommend APPROVAL of the waivers for Contour Intervals and Scale, seconded by Brent Auchey and the motion passed.

A lengthier discussion ensued concerning the shared driveway but no alternative was available. Brent Auchey motioned to recommend APPROVAL of the waiver to the Supervisors, seconded by Korry Beard and the motion passed.

A revised plan will be submitted. At this point there was no further discussion so Barry Schuchart motioned, seconded by Korry Beard to postpone the plan. The motion passed.

b. Valerie French Subdivision (Plan Expires: March 26, 2022)

Clarke Craumer was present to discuss the plan. The purpose of the plan is to reconfigure two adjacent lots in the Village District. GHI, after their review, had provided a list of comments on September 22nd with three (3) Zoning, and eight (8) SALDO comments. These have been answered however Clark will be making other corrections to the plan with respect to dimensional errors, and extraneous lines.

After a discussion on sidewalks, Bob Nivens motioned, seconded by Brent Auchey, to recommend APPROVAL of the Sidewalk Waiver to the Supervisors and the motion passed.

At the direction of the Supervisors, Neal Doyle will be taking care of the Setback issues with the storage sheds and the Stormwater issue related to the sheds and parking lot.

Based on further discussions, Bob Nivens motioned to recommend CONDITIONAL APPROVAL of the plan to the Supervisors, seconded by Barry Schuchart and the motion passed. The conditions are the outstanding comments from GHI's September 22, 2021 letter and the PTPC meeting of September 27, 2021.

c. Paradise Village Ph. 2 (Plan Expires: March 26, 2022)

Clark Craumer was present to discuss the plan which proposes adding 28 additional dwelling to the plan with the use of TDR's. A waiver request was submitted requesting a Preliminary/Final plan for Phase II. Barry Schuchart motioned, seconded by Korry Beard to recommend APPROVAL to the Supervisors of this waiver. The motion passed with Chairman Kevin Barnes abstaining.

GHI reviewed the August 27th plan and provided comments which were answered on September 13th with a revised plan. This then generated additional comments of one (1) Zoning and seventeen (17) SALDO on September 23rd which will result in a new plan which will need to be reviewed by GHI. At this point Barry Schuchart motioned to postpone this plan until GHI has had time to review it. Brent Auchey seconded and the motion passed again with Chairman Barnes abstaining.

9. Adjournment:

Having no further business, a motion was made by to adjourn the meeting by Brent Auchey, seconded by Korry Beard. The meeting was adjourned at 8:10 P.M.

The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on October 25, 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

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

Lance Biesecker, Supervisor

Neal Doyle, Zoning Officer

Dean Bentzel, Supervisor

Amy Perry, Abbottstown-Paradise Joint Sewer Authority

CGA, Sharon Myers Esq., Solicitor