PARADISE TOWNSHIP PLANNING COMMISSION
MEETING MINUTES

October 25, 2021

The regularly scheduled meeting of the Paradise Township Planning Commission was held October 25, 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
   > Matt Osborne
   > Korry Beard
   > Doug Stambaugh
   > Neal Doyle
   > There were three (3) others present

3. **Approval of the Meeting Minutes of September 27, 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. There were none.

5. **Communications:**

   a. Kevin Barnes presented the notes from the Supervisors meeting of October 11, 2021.

   b. Miscellaneous: There were none.

   c. Zoning Officer: Neal reported on the Special Meeting of the Supervisors with Hamilton Township.

6. **Sketch Plans:**

   a. There were none.

7. **Old Business:**

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

   Kevin reported that the Supervisors approved the Sidewalk Waiver and Conditionally Approved the plan subject to satisfying the outstanding comments from GHI's September 22, 2021 letter and the PTPC meeting of September 27, 2021.

   b. Tall Grass Meadows, Phase 2 (Plan Expires: January 11, 2021)-

   Dominic Picarelli from KPI was present to discuss the Tall Grass Meadows Subdivision Ph. II, 128 lot development. The sidewalk along Pine Road was discussed. A motion by Korry was made to keep sidewalks on Pine Road north of Straw Lane only. Bob seconded and the motion passed with 1 abstention from Kevin due to a conflict of interest.

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

Kevin reported that the Supervisors voted to **Deny** the plan, unless the Bross's decided that they wanted to request a 90 day extension.

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

James Mummert of Hanover Land Services was present to discuss the Felgen property subdivision. He reported that the well has yet to be drilled. He also dropped off the Sewer Planning Module for PTPC signatures and Supervisor approval. Bob motioned to recommend **Conditional Approval** to the Supervisors based on the well being drilled and the Planning Module being approved. Korry seconded and the motion passed. Bob also motioned to **Approve** the Module and forward it to the Supervisors for their consideration. Brent seconded and the motion passed. The PTPC filled in the Module.

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

No one from Paradise Village was available to comment although Clark Craumer, Township Supervisor will be forwarding updated answers to GHI's comments of September 23rd. Brent motioned to postpone discussion, seconded by Korry and the motion passed.

8. **New Business:**

   a. Spring Run Estates-

   No one was present to discuss the Transportation Impact Study from Grove Miller Engineering. Because we do not have the expertise to review this document, we are recommending that the Township hire Chris Schwab to review a study and report the results to the PTPC. A motion was made by Kevin to recommend **Approval** to the Supervisors to hire Chris Schwab to review the study done by Grove Miller. The motion was seconded by Bob and passed.

9. **Adjournment:**

   Having no further business, a motion was made by to adjourn the meeting by Brent, seconded by Matt. The meeting was adjourned at 8:00 P.M.

   The next regularly scheduled meeting of the Paradise Township Planning Commission shall be held on November 22, 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, MO

   Clark Craumer, Supervisor

   Lance Biesecker, Supervisor   GHI, Doug Stambaugh, P.L.S., Township Engineer

   Dean Bentzel, Supervisor   Neal Doyle, Zoning Officer

   CGA, Sharon Myers Esq., Solicitor   Amy Perry, Abbottstown-Paradise Joint Sewer Authority