

Paradise Township York County
 Planning Commission Meeting Minutes
 November 22, 2021

1. Call to Order – The meeting was called to order at 7:00 pm by Chair Mr. Kevin Barnes.
2. Attendance – total 9

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Mr. Kevin Barnes	Mr. Neal Doyle, Zoning Officer	Mr. Clark Craumer, PLS	2x others
Mr. Korry Beard			
Mr. Brent Auchey			
Mr. Barry Schuchart			
Mr. Matt Osborne			

3. Appointment of Planning Commission Vice Chair – Due to Mr. Bob Nivens’ resignation from the PTPC, the role of Vice Chairman must be filled. Mr. Barnes nominated Mr. Beard to serve as the Vice Chairman. The motion was seconded by Mr. Auchey and passed unanimously. Mr. Beard accepted the aforementioned role and Mr. Doyle informed the PTPC that records would be updated with the Township Office Manager.
4. Appointment of Planning Commission Vice Chair – Due to Mr. Bob Nivens’ resignation from the PTPC, the role of Secretary must be filled. Mr. Barnes nominated Mr. Beard to serve as the Secretary. The motion was seconded by Mr. Auchey and passed unanimously. Mr. Beard accepted the aforementioned role and Mr. Doyle informed the PTPC that records would be updated with the Township Office Manager.
5. Approval of the October 25, 2021 meeting minutes was made by Mr. Schuchart and seconded by Mr. Osborne, the motion passed unanimously.
6. Citizens’ Concerns – There were no citizens’ concerns addressed at the meeting.
7. Communications
 - a. Mr. Barnes presented a summary report from the November 8, 2021 Supervisor’s Meeting –
 - b. Miscellaneous – There were no miscellaneous communications at the meeting.
 - c. Zoning Officer – There were no notable communications from the zoning officer at the meeting.
8. Sketch Plans
 - a. 6792 Lincoln Highway (Gordan Brown) – Proposed development of property is adjacent to Sunbelt Rentals on rt. 30. Representation for this projected cancelled meeting attendance in close proximity to meeting start time, the PTPC expects representation to attend the January 2022 PTPC meeting.

Paradise Township York County
Planning Commission Meeting Minutes
November 22, 2021

- b. Spring Run Estates (Hanover Land Services) – There was no representation for this project at the meeting.

9. Old Business

- a. Tall Grass Meadows, Phase 2 – KPI TECH (Plan Expire 11JAN22)
 - i. Sidewalk waiver was approved at Supervisor’s meeting with the condition of notation that it would be installed later at the request of the Township.
 - ii. Mr. Auchey made a motion to postpone motion to postpone, Mr. Schuchart seconded and the motion passed unanimously
- b. Jason Bross Land Development – Jack Powell (Plan Expire 23JAN22)
 - i. Owner Accepted 90-day extension
 - ii. There will be a district magistrate hearing on the project at 10:00 am on January 12, 2022. Mr. Doyle will attend the hearing.
 - iii. Mr. Beard made a motion to postpone action, Mr. Osbourne seconded and the motion passed unanimously.
- c. Paradise Village, Phase 2 – Clark Craumer (Plan Expire 26MAR22)
 - i. Mr. Craumer needs feedback from Doug on Bond amount
 - ii. Mr. Schuchart made a motion to postpone action, Mr. Auchey seconded and the motion passed unanimously.

10. New Business

- a. Fee Schedule for recreation and plan submission – Mr. Barnes brought the issue forth that the Paradise Township fee schedule may be more complicated than necessary and that they had not been updated in several years.
 - i. Mr. Schuchart made a motion to request that CGA Law Firm draft an amendment to SALDO section 515 that adds the recreation fee schedule calculation and language that authorizes the Township Supervisors to adjust the recreational fee through resolution rather than requiring an ordinance change using the example provided by CGA from Springettsbury Township as an example; Mr. Auchey seconded the motion, the motion passed unanimously.
 - ii. Mr. Schuchart made a motion to simplify plan submission fees as follows: \$50 per lot or dwelling unit and a \$500 minimum for residential plans; \$100/acre with \$500 minimum for non-residential plans; no sketch plan fee. The motion was seconded by Mr. Beard and the motion passed unanimously.
 - iii. Mr. Schuchart made a motion to abolish the waiver fee, Mr. Osborne seconded the motion and the motion passed unanimously.
- b. Sketch Plan – Mr. Osborne made a motion to require sketch plans to be due to the Zoning Officer not later than close of business hours on the Monday 7 days prior to

Paradise Township York County
Planning Commission Meeting Minutes
November 22, 2021

the PTPC meeting. Sketch plans submitted after this deadline will not be addressed by the PTPC until the following month's meeting. The motion was seconded by Mr. Schuchart and the motion passed unanimously.

11. Adjournment – Mr. Auchey made a motion to adjourn the meeting at 7:49 pm, the motion was seconded by Mr. Beard and the motion passed unanimously. The next meeting is scheduled for 7:00 pm on Monday December 27, 2021, the meeting agenda for the next meeting is due to the Township manager not later than December 23, 2021.