

Paradise Township York County  
Planning Commission Agenda  
June 27, 2022

1. Call to Order/Pledge to the Flag.

2. Attendance.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Mr. Kevin Barnes	Mr. Doug Stambaugh		3 others
Mr. Korry Beard			
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			

4. Approval of May 23, 2022 PTPC meeting minutes. Mr. Auchey made a motion to approve the May 2022 meeting minutes as written. The motion was seconded by Mr. Osborne and passed unanimously.

5. Citizen's Concerns.

a. n/a

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes gave a report from the most recent board of supervisor's meeting. Highlights from the meeting included: East Berlin Community Center purchase of the old fair ground property at Jacobs Mill Road and Rt 194, Paradise Village paid recreation fees and TDRs were approved, Paradise Village requested four building permits.

b. Miscellaneous. Mr. Barnes reported that CGA is going to put all details from the recently proposed amendment regarding solar and wind power generation into the zoning ordinance rather than establishing a new stand-alone ordinance

c. Zoning Officer. In Mr. Doyle's absence, Mr. Barnes reported that Hanover Land Service is working on the Jason Bross LDP and that the township received a 30 day extension request for the New Era zoning hearing application.

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7. Zoning Requests.

a. New Era, Fred and Linda O'Brien, 7415 Lincoln Highway. The applicant requested postponement of the zoning hearing for 30 days, there was no representation from the applicant at the meeting.

8. Sketch Plans

a. n/a

9. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Preparer: KPI Technology, Plan expiration July 12, 2022. There was no representation at the meeting. Mr. Beard motion to postpone discussion on the plan. The motion was seconded by Mr. Bentzel and was passed unanimously.

b. Jason M. Bross Land Development, Preparer: Hanover Land Services, Plan expiration October 09, 2022. There was no representation at the meeting. Mr. Bentzel made a motion to postpone discussion on the plan. The motion was seconded by Mr. Osborne and was passed unanimously.

c. New Era Land Development Plan - 7415 Lincoln Hwy. / (Fred and Linda O'Brien), Preparer: Jack N. Powell PE, Plan Expiration August 27, 2022. There was no representation at the meeting. Mr. Auchey made a motion to postpone discussion on the plan. The motion was seconded by Mr. Osborne and was passed unanimously.

d. Ronald and Lona Mellott Subdivision, Preparer: Hanover Land Services, Plan expiration October 21, 2022. There was no representation at the meeting. Mr. Bentzel made a motion to postpone discussion on the plan. The motion was seconded by Mr. Beard and was passed unanimously.

10. Ordinances / Other Business.

a. SALDO/SWM plan contour intervals. Evan Gable from CGA noted that a new model SWM ordinance is forthcoming. Mr. Barnes made a recommendation that if that

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is the case it may make sense to postpone this change until the township reviews and implements the new SWM ordinance.

b. Residential tract. Recommended changes to the residential tract in the agricultural district are with the board of supervisors and CGA, no significant update.

c. TDR amendments. Recommended changes to the TDR ordinance is waiting until full codification is implemented, no update from the board of supervisors.

11. Adjournment.

Mr. Beard made a motion to adjourn the meeting at 7:14 PM. The motion was seconded by Mr. Osborne and was passed unanimously.