

Paradise Township York County
 Planning Commission Minutes
 October 24, 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>
Kevin Barnes	Doug Stambaugh	Kris Raubenstine, HLS	Linda and Tom King
Korry Beard	Neal Doyle	Steven Petrovich, SLS & Geo	2 others
Brent Auchey			
Bob Nivens			

4. Approval of September 26, 2022 PTPC meeting minutes. Mr. Nivens made a motion to approve the September 2022 minutes as written. Mr. Beard seconded the motion and the motion passed unanimously.

5. Citizen's Concerns.

a. n/a

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided a report from the October 2022 Supervisor's meeting. Topics of concern included: approval of 183 day extension for the Tall Grass Meadows LDP, approval of 30 day extension of the Mellott LDP conditional on receipt of a written extension request from the applicant, three bridge repairs are under construction, approved advertising of the new energy ordinance, purchase of a new snow plow and truck for \$55,000 which was \$5,000 less than the approved allowance.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle provided a report that 38 residents were present at the October 19th zoning hearing board for the proposed warehouse on Lincoln Highway. The applicant was a no show at the zoning hearing board and informed Mr. Doyle that they were withdrawing their application based on the recommendation of the PTPC. Additionally, Mr. Doyle made the following additional notes: the Jason Bross LDP is making progress, the Township is in receipt of the design for the storage shed project at 6782 Lincoln Highway and that a zoning hearing special exception for recently rezoned Fessler property forthcoming.

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7. Zoning Requests.

- a. n/a

8. Sketch Plans

- a. n/a

9. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Preparer: KPI Technology, Plan expiration April 11, 2023. There was no representation at the meeting. Mr. Auchey made a motion to postpone discussion. Mr. Nivens seconded the motion and the motion passed unanimously.

b. Jason M. Bross Land Development, Preparer: Hanover Land Services, Plan expiration April 9, 2023. Mr. Raubenstine from HLS was present at the meeting to explain the current status of the LDP. Mr. Raubenstine is in receipt of township engineer comments but did not have county comments as of the meeting. The updated plan consists of a new 24' driveway off of Big Mount Road that leads to a parking area and permanent shared bath house facility northeast of the wedding venue barn. The 24' drive then continues northwest to the glamping area and culminates with another parking area and planned storage building. The applicant is electing to create this new drive in lieu of widening the existing drive that enters the property off of Canal Road. The applicant is working on completing probe and perk for the new planned septic/sand mound which will be located adjacent to the wedding venue parking area. The PTPC noted that the linear distance from the glamping area to the bath house is over ¼ mile and asked how the applicant would ensure that patrons of the glamping facility would use the appropriate rest room. Mr. Raubenstine explained that there will always be a caretaker on site and that this arrangement is similar to any state park or private campground in that bathroom facilities are not located close to all campsites. Mr. Raubenstine also noted that there will be no water or sewer facilities at the glamping sites, the only infrastructure will be a wood chipped trail network from the glamping sites to the parking lot. The PTPC stressed that the plan needed to identify within high

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certainty the location of each glamping site upon approval of the plan. Mr. Raubenstine asked about the necessity of a handicap parking spot and ramp at the wedding venue. Due to the sloped terrain, the only way to build a ramp that is compliant with slope limitations is to have a long ramp that wraps around the barn from a parking spot at the southeastern corner of the barn to the northwest facing main entrance. Mr. Raubenstine will put the request into writing to Mr. Doyle who will forward it onto the township codes inspector to determine if this venue is required to have an ADA accessible ramp given that there will always be driving access through the grass to the main entrance and an on-site golf cart or side by side that can transport handicapped guests. Mr. Nivens made a motion to postpone discussion. The motion was seconded by Mr. Auchey and the motion passed unanimously.

c. New Era Land Development Plan - 7415 Lincoln Hwy. / (Fred and Linda O'Brien), Preparer: Jack N. Powell PE, Plan Expiration February 2, 2023. There was no representation at the meeting. Mr. Beard made a motion to postpone discussion. The motion was seconded by Mr. Nivens and the motion passed unanimously.

d. Ronald and Lona Mellott Subdivision, Preparer: Hanover Land Services, Plan expiration November 20, 2022. Mr. Raubenstine noted he has not heard from Sheila Ransom in months but would submit a time extension on behalf of his clients. Mr. Barnes made a motion to postpone discussion. The motion was seconded by Mr. Auchey and the motion passed unanimously.

e. Clifford and Linda King Subdivision, Preparer: SLS & Geomatics, Plan expiration April 22, 2023. Linda King, Tom King and Mr. Steven Petrovich attended the meeting to present a plan to subdivide approximately 6.5 acres off of a parcel that is currently approximately 13 acres located on Jacobs Mill Road. The PTPC explained that the township engineer comments bring forth two major concerns with the plan. First, the property is located in the agricultural zone where each newly created residential lot in a subdivision is limited to 90,000 SF maximum and each new agricultural lot must be a minimum of 25 acres. Relief from this may be requested through the zoning hearing board process. Second, the property is located within $\frac{1}{4}$ miles of the high nitrite zone (10mg/L) detailed in the Act 537 plan that prevents the

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construction of any new sewage system. This limitation would prevent construction of a home on the proposed new lot without relief from this SALDO requirement by both the supervisors and PA-DEP. Mr. King explained that he does not intend to build a home on the proposed new lot at this time, rather his only immediate intention is to construct a pole barn that is already approved by the township. Mr. Nivens made a motion to postpone discussion. Mr. Auchey seconded the motion and the motion passed unanimously.

10. Ordinances / Other Business.

a. n/a

11. Adjournment. Mr. Auchey made a motion to adjourn the meeting at 8:17 pm. The motion was seconded by Mr. Nivens and the motion passed unanimously.