

Paradise Township York County  
 Planning Commission Minutes  
 December 19, 2022

1. Call to Order/Pledge to the Flag. Mr. Barnes called the meeting to order at 7:00.

2. Attendance.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Mr. Kevin Barnes	Mr. Doug Stambaugh	Steve Hackett, SDC	3 others
Mr. Korry Beard	Mr. Neal Doyle, ZO/BCO	Josh Mellinger BP Real Estate	
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			

4. Approval of November 21, 2022 PTPC meeting minutes. Mr. Barnes made public note that during the November PTPC meeting, there was discussion regarding a wetland waiver request that was required for the King LDP. After the meeting, it was identified that the wetlands request would require a variance. This correction was made on the November PTPC meeting minutes publication. Mr. Bentzel made a motion to approve the November 2022 minutes as written. The motion was seconded by Mr. Auchey and passed unanimously.

5. Citizen's Concerns. n/a

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes reported the following: the Home Road and Protectory Road bridges projects are complete, the 2023 budget was adopted with no tax increase and the Rec fireworks will be held on June 9, 2023.

b. Miscellaneous. n/a

c. Zoning Officer. n/a

7. Zoning Requests. n/a

8. Sketch Plans. 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

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postpone discussion. The motion was seconded by Mr. Osborne and passed unanimously.

b. Jason M. Bross Land Development, Preparer: Hanover Land Services, Plan expiration April 9, 2023. There was no representation at the meeting. Mr. Beard made a motion to postpone discussion. The motion was seconded by Mr. Osborne and 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. Bentzel made a motion to postpone discussion. The motion was seconded by Mr. Auchey and passed unanimously.

d. Ronald and Lona Mellott Subdivision, Preparer: Hanover Land Services, Plan expiration February 20, 2023. There was no representation at the meeting. Mr. Osborne made a motion to postpone discussion. The motion was seconded by Mr. Bentzel and passed unanimously.

e. Clifford and Linda King Subdivision, Preparer: SLS & Geomatics, Plan expiration April 22, 2023. There was no representation at the meeting. Mr. Auchey made a motion to postpone discussion. The motion was seconded by Mr. Bentzel and passed unanimously.

f. BP Real Estate Investment Group LP (6782 Lincoln Highway), Preparer: Site Design Concepts, Plan Expiration May 20, 2023. Josh Mellinger, member of BP Real Estate, and Josh Hackett (Site Design Concepts), representing BP Real Estate were present to discuss the LDP. As a response to the GHI comment letter, SDC submitted a revised plan to GHI on December 5, 2022. At the time of the meeting GHI had not provided an updated comment letter. The PTPC provide the following recommendations to the applicant: SDC should present all applicable waiver requests through the supervisors prior to finalizing the LDP; the plan should allow for ingress/egress of a fire engine (not just an ambulance), lighting can not cast off of the property, a scale is needed on the turning movement drawing, the location of the specific storage unit rented should determine the maximum vehicle size that can be used (will be in lease agreement), the adjacent property is commercial (needs changed on drawing). The

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PTPC reviewed and provided recommendations to the supervisors on the following waiver requests:

(1) 402.A. Request to waive the requirement of a preliminary plan.

Requested due to simplicity of the project and the lack of public improvements. Mr. Bentzel made a motion to recommend approval. The motion was seconded by Mr. Osborne and was passed unanimously.

(2) 604.B. Request to waive the requirement to install sidewalk on both

adjoining streets. There are no sidewalks in the vicinity of the property on Locust Lane or Rt 30. Mr. Bentzel made a motion to recommend approval. The motion was seconded by Mr. Auchey and was passed unanimously.

(3) 113. Request to waive requirement for spacing of driveways on the

same side of the road to be 360 feet apart. The property does not physically allow for 360 foot spacing. Mr. Bentzel made a motion to recommend approval. The motion was seconded by Mr. Osborne and was passed unanimously.

(4) 505.C. Request to waive the requirement to dedicate land for the

widening of existing right of way to meet minimum standards. Adherence to this standard would reduce available land for facility construction to an unacceptable level. Mr. Bentzel made a motion to recommend approval provided that the turning radius from Locust Lane onto Rt 30 meets PennDOT and township requirements. Mr. Osborne seconded the motion and the motion passed unanimously.

(5) 505.C.23. Request to waive the requirement to increase Locust lane

width to 32 feet. Locust lane is currently 22-24 feet wide which is consistent with the road width beyond the subject property. Additional widening will reduce land availability for facility construction to an unacceptable level. Mr. Bentzel made a motion to recommend approval. The motion was seconded by Mr. Osborne and was passed unanimously.

(6) 506.C. Request to waive the requirement to construct the Locust Lane

Rt 30 intersection with a 35 foot radius. Requesting a 10 foot radius with pavement and striping to allow adequate turning movements. Mr. Auchey made a motion to defer

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recommendation until feedback from PennDOT is available. Mr. Beard seconded the motion and the motion passed unanimously

(7) 507.D.11.E. Request to use the clear site triangle required of residential single family dwellings (506.D.10) rather than the 75 foot clear site triangle that is required in the ordinance. Mr. Bentzel made a motion to recommend approval. The motion was seconded by Mr. Osborne and was passed unanimously.

(8) 507.D.1.B. Request to waive the two-driveway limit. Mr. Bentzel made a motion to recommend approval. The motion was seconded by Mr. Beard and was passed unanimously.

(9) 507.D.3.A. Request to waive the requirement for driveways to be set back a minimum of 40 feet from the right of way line of an intersecting street. Mr. Osborne made motion to recommend approval. The motion was seconded by Mr. Bentzel and passed 4-1 with Mr. Barnes opposed due to not having PennDOT input.

(10) 507.D.3.B. Request to waive requirement for driveways to be at least 3 feet from property lines. Mr. Bentzel made a motion to recommend approval on the condition that the applicant gets an approved temporary easement for construction from the adjacent property owner. Mr. Auchey seconded the motion and the motion passed unanimously.

(11) 507.D.4. Request to waive the requirement for driveways to be located within the clear site triangle of an adjacent intersection. Mr. Bentzel made a motion to recommend approval provided that striping be installed between the driveway and Rt 30. Mr. Osborne seconded the motion and the motion passed unanimously.

(12) 507.D.11.D. Request to waive the requirement for driveways to not exceed 8% slope within 40 feet of the right or way line. The current maximum slope is 12.5%. Mr. Bentzel made a motion to recommend approval. The motion was seconded by Mr. Beard and was passed unanimously.

Mr. Beard made a motion to postpone discussion on the plan, Mr. Bentzel seconded the motion and the motion passed unanimously.

10. Ordinances / Other Business. n/a

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11. Adjournment. Mr. Bentzel made a motion to adjourn at 8:18 pm. The motion was seconded by Mr. Auchey and passed unanimously.