

Paradise Township York County
 Planning Commission Minutes
 February 27, 2023

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. Neal Doyle ZO/BCO	Steven Petrovich, SLS & Geo	Tom and Linda King
Mr. Korry Beard	Mr. Doug Stambaugh, PLS/SEO	Clark Craumer, PLS	3 others
Mr. Matt Osborne		Neal Metzger Site Design Concepts, INC	
Mr. Mark Bentzel		Timothy A. Bieber, PE, Rutter's	
Mr. Brent Auchey			

4. Approval of January 23, 2023 PTPC meeting minutes. Mr. Bentzel moved to approve amendment #1 to the minutes as written, the motion was seconded by Mr. Auchey and passed unanimously.

5. Citizen's Concerns.

a. n/a

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided relevant updates from the most recent BOS meeting: The New Era LDP received a time extension to August 1, 2023 and the Mellott LDP was formally withdrawn by the applicant.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle summarized the most recent zoning hearing board in which all requested relief from JW Paving and Tom King was granted. Mr. Doyle will be attending FEMA flood management training soon and the ordinance codification is in its final phase. Mr. Doyle anticipates that the codification project will be complete in calendar year 2023.

7. Zoning Requests.

a. n/a

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8. Sketch Plans

- a. n/a

9. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: KPI Technology, Plan expiration April 11, 2023. There was no representation at the meeting, Mr. Beard moved to postpone discussion on the plan. The motion was seconded by Mr. Bentzel and was passed unanimously.

b. Jason M. Bross Land Development, Designer: Hanover Land Services, Plan expiration April 9, 2023. The ZO is in receipt of an LDP extension request to July 11, 2023 that will go before the next BOS meeting for approval. There was no representation at the meeting. Mr. Auchey moved 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), Designer: Jack N. Powell PE, Plan Expiration August 1, 2023. There was no representation at the meeting, Mr. Osborne moved to postpone discussion on the plan. The motion was seconded by Mr. Auchey and was passed unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration April 22, 2023. Mr. Petrovich from SLS accompanied Tom and Linda King to request an update on waiver of the on lot septic prohibition set forth by the high nitrite area in the Township 537 plan. Mr. Stambaugh explained the difference between the ground water having high nitrite levels and the topsoil being deficient in nitrogen. Mr. Stambaugh further explained that the high nitrite levels and the 537 plan are both township and DEP requirements. Mr. Stambaugh emailed Carrie Wilt from DEP to request information on the process required to request waiver of the 537 plan limitations. Upon receipt of an update from DEP, the PTPC will inform Mr. King on the waiver request process. Mr. Auchey moved to postpone discussion on the plan. The motion was seconded by Mr. Osborne and was passed unanimously.

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e. BP Real Estate Investment Group LP (6782 Lincoln Highway), Designer: Site Design Concepts, Plan Expiration May 20, 2023. There was no representation at the meeting, Mr. Bentzel moved to postpone discussion of the plan. The motion was seconded by Mr. Osborne and was passed unanimously.

f. John B. and Elizabeth W. Fawcett Subdivision (7961 High Rock Rd), Designer: Clark Craumer, Plan Expiration July 22, 2023. Mr. Craumer was present to report on GHI comments provided on February 23rd. The updated plan now shows four (4) available TDRs and the steep slope areas. A CGA (Sharon Myers) opinion letter dated February 13th identified that the size non-conformity to 17D was de minimis in nature and that transfer of .111 Acres of land from one non-conforming lot to another was inconsequential. The only outstanding comment is the SALDO requirement for all owners to sign the final plan. Mr. Bentzel moved to recommend approval of the plan. Mr. Beard seconded the motion and the motion passed unanimously.

g. CHR Corporation (Rutter's), 7680 Lincoln Highway, Designer: Site Design Concepts. Plan Expiration July 22, 2023. Mr. Metzger from SDC and Mr. Bieber from CHR Corporation were present to discuss 1500 square foot expansion plans to the rear of the existing Rutter's store. CHR Corporation formally requested waivers to SALDO 604A and 402A.

(1) SALDO 604A. Sidewalk installation along US30 in the Village District. CHR explained that a sidewalk along US30 would increase stormwater runoff and would contribute no appreciable benefit to the local area. Additionally, a sidewalk along US30 is inconsistent with the maintenance of rural character within the township. Mr. Bentzel moved to recommend approval of the waiver. The motion was seconded by Mr. Osborne and was passed unanimously. Mr. Doyle noted that the ZO will be modified so that the sidewalk requirement is only in the SALDO. Guidance from CGA is that the plan can be approved prior to the ZO modification.

(2) SALDO 402A. Preliminary plan submission. CHR corporation explained that submission of a preliminary plan is unnecessary and adds additional time to the process. Mr. Bentzel moved to recommend approval of the waiver. The motion was seconded by Mr. Osborne and passed unanimously.

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(3) SALDO 505C. Existing road frontage along street of improper right of way width. This waiver request was not submitted to the township prior to the meeting but discussion of the waiver arose during the meeting. The PennDOT right of way is 50 feet and the township historically asked for a 30 foot (from center) right of way. CHR is requesting waiver of the requirement to grant an additional 5 foot right of way on the south side of US30 to meet township requirements. CHR believes that since US30 is a state road, if PennDOT was to do a widening project in the future, they would provide compensation to landowners who concede right of way to PennDOT. If a landowner freely grants a right of way prior to a PennDOT project, the landowner will not receive compensation for the conceded right of way land. Mr. Bentzel moved to recommend conditional approval of the plan conditional on satisfactory completion of the remaining comments and CHR applying for and paying for the SALDO 505C waiver prior to the next BOS meeting. Mr. Osborne seconded the motion and the motion passed with Mr. Beard and Mr. Auchey in favor and Mr. Barnes opposed.

(4) Additionally, the PTPC had discussion regarding ZO 805L (landscape and streetscape design) and storm water management. Rather than to cause a zoning hearing board, CHR will develop a plan to add additional plantings to the road frontage of the property to satisfy ZO 805L. CHR will also provide computations that show current and future storm water runoff. Currently all the runoff goes directly into the 24" pipe which overloads during heavy rains. The future storm water plan will pipe more runoff into the basin which is currently underutilized; this improvement will allow a more gradual demand on the 24" pipe.

10. Ordinances / Other Business.

a. n/a

11. Adjournment. Mr. Beard moved to adjourn at 7:50 pm. The motion was seconded by Mr. Auchey and was passed unanimously.