

Paradise Township York County
Planning Commission Minutes
May 22, 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. Doug Stambaugh PLS/SEO	Mr. Clark Craumer, PLS	Tom and Linda King
Mr. Korry Beard	Mr. Neal Doyle ZO/BCO		Ken Parisi (Vipaes Farm)
Mr. Mark Bentzel			4 others
Mr. Brent Auchey			
Mr. Matt Osborne			

4. Approval of April, 24 2023 PTPC meeting minutes. Mr. Auchey moved to approve the April 2023 PTPC minutes as written, Mr. Osborne seconded, and the minutes were approved unanimously.

5. Citizen's Concerns.

a.

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided a summary of the most recent supervisors meeting including: possibility of getting the Beaver Creek bridge completed if the township joins the Keystone Purchasing group which will reduce time needed for bids; approval of a time extension for BP Real Estate; approval of the Rutters LDP drawings.

b. Miscellaneous.

c. Zoning Officer. Mr. Doyle reported that the Rutters' plan was recorded and that Rutters is pending processing of their building permit.

7. Zoning Requests.

a. n/a

8. Sketch Plans

a. n/a

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9. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: KPI Technology, Plan expiration October 10th, 2023. Mr. Barnes reported that the wetlands meeting with Army Corps of Engineers went well and that KPI is working on a redesign. There was no representation at the meeting. Mr. Beard moved to postpone discussion, Mr. Bentzel seconded, and the motion was passed unanimously.

b. Jason M. Bross Land Development, Designer: Hanover Land Services, Plan expiration July 9, 2023. No representation was at the meeting. Mr. Osborne moved to postpone discussion, Mr. Auchey seconded, and the motion 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. Bentzel moved to postpone discussion, Mr. Osborne seconded, and the motion was passed unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration July 11th, 2023. Tom and Linda King were present to report that nitrite levels in their recent water test came in lower than 5 mg/L. Mr. Stambaugh explained to get around the provision in the Act 537 plan they will now need to complete a preliminary hydrogeologic study which will determine the minimum lot size. They will then need to obtain approval of a Component 2 module from DEP. It was also noted that they need to have a well drilled and submit a well drillers report. SALDO 511.B.2. also prohibits on-lot disposal for subdivisions located within 1/4 mile of an area with nitrate-nitrogen levels greater than 10 mg/L. Mr. Bentzel moved to recommend approval of a waiver to SALDO 511.B.2. on the grounds that the current water test reading was less than 5 mg/L. Mr. Beard seconded the motion and the motion passed unanimously. Mr. Beard moved to postpone discussion, Mr. Osborne seconded, and the motion passed.

e. BP Real Estate Investment Group LP (6782 Lincoln Highway), Designer: Site Design Concepts, Plan Expiration September 11, 2023. There was no representation at the meeting. Mr. Auchey moved to postpone discussion, Mr. Osborne seconded, and the motion was passed unanimously.

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f. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration October 16, 2023. Mr. Craumer reported that he was not prepared to discuss the plan at the time of the meeting. Mr. Beard moved to postpone discussion, Mr. Auchey seconded, and the motion was passed unanimously.

g. Vipaes Farm LLC Agricultural Subdivision (551 S. Creek Rd), Designer: Clark P. Craumer LLC, Plan Expiration November 25, 2023. Mr. Craumer was present to discuss a two lot subdivision of the 98 acre Vipaes Farm on South Creek Road. The proposed subdivision would result in the creation of two ~ 49 acre lots, one lot with the existing structures and the other (lot 3) as a purely agricultural lot. The Hagerman property on West Canal Road was previously subdivided off of the parcel in March 1993 and is now denoted on the subdivision plan as lot 2. Mr. Bentzel moved to recommend conditional approval of the plan pending Mr. Stambaugh's review to ensure that all comments are addressed. Mr. Beard seconded, and the motion passed unanimously.

10. Ordinances / Other Business.

a. n/a

11. Adjournment. Mr. Auchey moved to adjourn the meeting, Mr. Osborne seconded, and the motion passed unanimously, adjourning the meeting at 7:45 pm.