

Paradise Township York County  
 Planning Commission Minutes  
 August 28, 2023

1. Call to Order/Pledge to the Flag.
2. Attendance. Mr. Mark Bentzel was absent from the meeting.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Mr. Kevin Barnes	Mr. Neal Doyle ZO/BCO	Steve Hackett, SDC	Tom King
Mr. Korry Beard	Mr. Dough Stambaugh PLS/SEO	Clark Craumer, PLS	Josh Mellinger, BP Real Estate
Mr. Brent Auchey			Joe and Carollynn Wells
Mr. Matt Osborne			1 other
Mr. Bob Nivens			

4. Approval of July 24, 2023 PTPC meeting minutes. Mr. Nivens moved to approve the July minutes as written. Mr. Auchey seconded and the motion passed unanimously.

5. Citizen's Concerns.

a. Mr. Joe Wells and Carollynn Wells attended the meeting in reference to the March 2023 Zoning Hearing Board that permitted the laundromat and contractor shop uses at their 7685 Lincoln Hwy property. Results of the March ZHB indicate that the board granted the applicant with 12-month time window to secure a zoning permit. Mr. and Mrs. Wells are concerned that they will be unable to meet the 12-month timeline due to difficulties finding an engineer to assist them with the project. The Wells' also explained that PennDOT told them that if they only did two of the four uses now, that they would not need a PennDOT permit. As a result, they were questioning whether they could open two uses without plan approval. Mr. Barnes provided guidance that the township needs something in writing from PennDOT that shows that a highway occupancy permit is not required for the initial property uses. Additionally, Mr. Barnes explained that a land development plan is required to show that the property has sufficient parking to support the initial property uses. Mr. Doyle explained JW paving can be added to the September 20<sup>th</sup> ZHB to request a time extension at no additional charge.

6. Communications.

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a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided an update from the recent Board of Supervisors meeting including: York county planning visit to talk about traffic improvement programs, BP real estate time extension, September 9<sup>th</sup> Fall into Paradise event, and limitations on flag lots.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle explained that the next ZHB will be held on September 20<sup>th</sup> and that The Duane Stelfox LDP was but will be discussed at the next PTPC meeting.

7. Zoning Requests.

a. Jeffrey D. and Krista A Myers Subdivision, Designer: Clark P. Craumer LLC. Mr. Craumer present to discuss flag lot zoning hearing request on behalf of Jeffrey and Krista Myers. The proposed subdivision would add 2.84 acres from the Mark and Judith Miller property onto the existing 8.24 acres owned by Jeffery and Krista Myers. By doing so, the subdivision would reduce the width of the Miller property to 50' at the street line, thereby creating a flag lot that is out of compliance with ZO 502.A. Both properties are agricultural and the purpose of the subdivision request is to increase land area for the Myers' horse pasture. The interpretation of the SALDO requirements from Solicitor Evan Gabel were also discussed. Mr. Beard moved to recommend approval of the variance to ZO 502.A. Mr. Osborne seconded and the motion passed unanimously.

8. Sketch Plans

a. n/a

9. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: KPI Technology, Plan expiration October 10<sup>th</sup>, 2023. There was no representation at the meeting. Mr. Stambaugh reported that he provided an updated comment letter to KPI during the week of August 21<sup>st</sup>. Mr. Auchey moved to postpone discussion on the plan. Mr. Osborne seconded and the motion passed unanimously.

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b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration December 11, 2023. There was no representation at the meeting. Mr. Stambaugh and Mr. Doyle mentioned that the March 2022 ZHB results were conditional on the applicant making continued progress with the LDP. The township attorney will contact Mr. Bross's attorney to inform him that the ZHB decision is at risk of expiring if they do not make progress on the LDP. Mr. Osborne moved to postpone discussion on the plan. Mr. Auchey seconded and the motion passed unanimously.

c. New Era Land Development Plan - 7415 Lincoln Hwy. / (Fred and Linda O'Brien), Designer: Jack N. Powell PE, Plan Expiration January 28, 2024. There was no representation at the meeting. Mr. Doyle anticipates that the applicant will submit an updated plan for a different use. Mr. Beard moved to postpone discussion. Mr. Nivens seconded and the motion passed unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration October 9, 2023. Mr. King was present to report that the well is drilled and that preliminary results from the well water nitrate test yielded levels that are compliant. The applicant is waiting for the preliminary hydro study results and anticipates needing a time extension to the LDP. Mr. Auchey moved to postpone discussion. Mr. Osborne seconded and the motion passed unanimously.

e. BP Real Estate Investment Group LP (6782 Lincoln Highway), Designer: Site Design Concepts, Plan Expiration November 13, 2023. Mr. Hackett and Mr. Mellinger were present to discuss the current status of the LDP and to report that the PENNDOT highway occupancy permit is recorded. The PTPC identified the following concerns with the existing plan:

(1) The April 2023 ZHB approval of a variance to reduce the right of way width from 24' to 18' was done so under the condition that the reduced width will accommodate all requirements of the LDP and emergency management. GHI comment letter dated August 28, 2023 highlights concerns of trafficability of the drive when more than one vehicle is present and an inability for fire apparatus to navigate the drive.

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(2) The turning template for a tractor trailer turning from Locust Lane onto the East bound lane of Lincoln Highway must travel onto private property on the Southwestern corner of the intersection.

(3) The applicant will require a signed construction easement for the property to the east in order to perform site construction, namely the driveway that will align on the property line.

The PTPC stated that it previously provided a recommendation to the BOS on the SALDO waiver requests (402.A. waiver of preliminary plan / 505.C. dedication of land for right of way / 505.C.2. widening of street / 507.D.3.B. driveway distance to property line / 507.D.11.E. clear site triangle / 604.B. sidewalks) However, the BOS did not act on all waivers because they are waiting on PENNDOT results. Mr. Barnes moved to postpone discussion on the LDP until the BOS has the opportunity to address the remaining PTPC concerns and take action on outstanding waiver requests. Mr. Auchey seconded and the motion passed unanimously.

f. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration October 16, 2023. Mr. Craumer stated that no action was required. Mr. Nivens moved to postpone discussion. Mr. Osborne seconded and the motion passed unanimously.

g. Philip Lehman Subdivision (Moulstown / Maple Grove Road), Designer Douglas G. Crawford PLS, Plan Expiration December 23, 2023. There was no representation at the meeting. Mr. Auchey moved to postpone discussion. Mr. Nivens seconded and the motion passed unanimously.

10. Ordinances / Other Business.

a. n/a

11. Adjournment. Mr. Nivens moved to adjourn the meeting at 8:19 pm. Mr. Beard seconded and the motion passed unanimously.