

Paradise Township York County  
 Planning Commission Minutes  
 September 25, 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	Kris Raubenstine, PLS, (HLS)	Tom and Linda King
Mr. Korry Beard	Mr. Dough Stambaugh PLS/SEO		James Stelfox
Mr. Brent Auchey			2 others
Mr. Matt Osborne			
Mr. Mark Bentzel			

3. Approval of August 28, 2023 PTPC meeting minutes. Mr. Auchey moved to approve the minutes as written, Mr. Osborne seconded and the minutes were approved unanimously.

4. Citizen’s Concerns.

a. n/a

5. Communications.

a. Paradise Township Supervisor’s Meeting (PTSM) Report. Mr. Beard provided a summary of September 2023 BOS meeting including the following topics:

- Myers LDP – BOS granted conditional approval of the LDP subject to the results of the ZHB. The BOS will address the waiver request regarding the proposed bend in the property line following the ZHB.
- The BOS is working with PENNDOT to finalize resolution 2023-3 for the flashing crosswalk sign on Canal Road.
- Fall festival fireworks is now planned for Friday November 3<sup>rd</sup> at 7pm.
- Solicitor acknowledged the need to engage with Mr. Bross’ attorney regarding the lack of LDP progress over the last few months.

b. Miscellaneous. n/a

Paradise Township York County  
Planning Commission Minutes  
September 25, 2023

c. Zoning Officer. Mr. Doyle reported the following: The Township is in its final stages of ordinance codification, the Myers zoning hearing yielded approval for the applicant and demolition on the Beaver Creek bridge repair will start on October 9<sup>th</sup>.

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. n/a

8. 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. Beard moved to postpone discussion, Mr. Bentzel seconded and the motion passed unanimously.

b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration December 11, 2023. Kris Raubenstine present to provide an update on the LDP. He reported that the commercial perc/probe results are pending action from the Township SEO so that Hanover Land can execute the septic design. Mr. Auchey moved to postpone discussion, Mr. Osborne 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. Bentzel moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration October 9, 2023. Tom and Linda King were present to request information regarding the DEP planning module. Mr. Stambaugh reported that the planning module he received was incomplete and provided detailed instructions to the applicant on items that need to be updated before it can be submitted to DEP for approval. Mr. Beard

Paradise Township York County  
Planning Commission Minutes  
September 25, 2023

moved to postpone discussion, Mr. Auchey 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. There was no representation at the meeting. Mr. Osborne moved to postpone discussion, Mr. Bentzel 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. There was no representation at the meeting. Mr. Bentzel 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. Bentzel seconded and the motion passed unanimously

h. James G. and Gladys M. Stelfox LDP (7343 Lincoln Highway), Designer Hanover Land Services, Plan Expiration March 23, 2024. Kris Raubenstine was present to brief the current plan and receive guidance from the planning commission. The planning commission provided additional detail related to the GHI comment letter dated September 6<sup>th</sup>. Mr. Raubenstine presented two waiver requests: waiver of SALDO 507.D.11 to allow reduced driveway width and waiver of The Route 30 Access Management Ordinance 107.A. to allow modification of driveway access radii. Mr. Bentzel moved to recommend approval of both waiver request. The motion was seconded by Mr. Osborne and was approved unanimously. Mr. Bentzel moved to postpone discussion, Mr. Auchey seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Beard moved to adjourn the meeting at 7:50 pm, Mr. Auchey seconded and the motion passed unanimously.

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*Documents Submission Deadlines – The Paradise Township Planning Commission (PTPC) requires applicants to submit plans for inclusion in the monthly meeting agenda in accordance with the below listed timelines. The PTPC reserves the right to defer formal action on any plan that is submitted after the deadline.*

- *New Plans: 28 days prior to the PTPC meeting*
- *Revised Plans: 14 days prior to the PTPC meeting*
- *Sketch Plans: 7 days prior to the PTPC meeting*