

Paradise Township York County
 Planning Commission Minutes
 October 23, 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	Neal Doyle ZO/BHO	Donnie Fleming, Hanover Land Services	James Stelfox
Mr. Korry Beard	Mr. Doug Stambaugh PLS/SEO	Adam Anderson, Site Design Concepts	
Mr. Brent Auchey		Mr. Clark Craumer, PLS	
Mr. Matt Osborne		Mr. Adam Anderson, SDC	
Mr. Mark Bentzel			3 others

3. Approval of September 25, 2023 PTPC meeting minutes. Mr. Osborne moved to approve the September minutes as written. Mr. Auchey seconded, and the motion passed unanimously.

4. Citizen's Concerns.

a.

5. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided relevant updates from the October BOS meeting including: approval of requested waivers for the Stelfox and BP Real Estate LDPs; approval of time extensions for the King, Grim and Tall Grass plans; Beaver Creek bridge project is started with estimated completion date of early December; November 3rd is the night under the stars in the park.

b. Miscellaneous.

c. Zoning Officer. n/a

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. n/a

Paradise Township York County
Planning Commission Minutes
October 23, 2023

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: KPI Technology, Plan expiration April 9, 2024. There was no representation at the meeting. Mr. Beard moved to postpone discussion. The motion was seconded by Mr. Bentzel and was passed unanimously.

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. Doyle reported that respective attorneys are in correspondence and that the applicant is working toward plan complete but there was no update on whether the perc test results were returned to the applicant. Mr. Bentzel moved to postpone discussion. The motion was seconded by Mr. Auchey 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 January 28, 2024. There was no representation at the meeting. Mr. Auchey moved to postpone discussion. The motion was seconded by Mr. Osborne and was passed unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration January 7, 2024. There was no representation at the meeting. Mr. Stambaugh reported that the DEP planning module is still incomplete and that he would email comments to the applicant and SLS again to ensure that they understand the submission requirements. Mr. Auchey moved to postpone discussion. The motion was seconded by Mr. Bentzel and was passed unanimously.

e. BP Real Estate Investment Group LP (6782 Lincoln Highway), Designer: Site Design Concepts, Plan Expiration November 13, 2023. Mr. Adam Anderson from Site Design Concepts was present to discuss the current plan as it relates to the October 20th GHI comment letter. Administrative corrections were made to the plan and the E&S plan has been resubmitted. The applicant has a verbal agreement from the neighboring property owner to grant a 60-90 day construction easement but there currently is no easement in writing. Mr. Anderson explained that receipt of a construction easement will make property renovations easier but that the lack of an easement would not stop renovation efforts once the plan is approved. Mr. Bentzel moved to recommend approval of the plan conditional on approval of all comments on the October 20 letter.

Paradise Township York County
Planning Commission Minutes
October 23, 2023

The motion was seconded by Mr. Osborne and was approved 4:1 with Mr. Barnes voting in opposition to the motion in favor of postponing the plan until next month in the event the easement was not granted the plan and possibly the E&S plan would need to be altered to remove the easement and alter the construction/erosion control methods respectively.

f. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration January 4, 2024. There was no representation at the meeting. Mr. Bentzel moved to postpone discussion. The motion was seconded by Mr. Auchey and was 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. Osborne moved to postpone the discussion. The motion was seconded by Mr. Beard and was passed unanimously.

h. James G. and Gladys M. Stelfox LDP (7343 Lincoln Highway), Designer Hanover Land Services, Plan Expiration March 23, 2024. Mr. Donnie Fleming from Hanover Land Services (HLS) and Mr. Stelfox were present to discuss the plan. They explained that the PENNDOT permit is still pending but that all other administrative corrections are completed. The zoning officer explained that the applicant can be relieved of the requirement to install a sidewalk due to a pending ordinance change. The zoning ordinance requires one tree per 100 feet of frontage, but the subject property is wooded across approximately half of its frontage along Rt 30. The zoning officer interprets that the applicant is only required to plant one tree per 100 feet of frontage that is non wooded which will equate to four trees, not eight. The commission also confirmed that a double row of evergreen screening trees is required on the western boarder of the property and that screening trees are required on both the front and side of the parking area. Mr. Beard moved to recommend conditional approval of the plan subject to completion of the PENNDOT permit. Mr. Osborne seconded the motion, and the motion was passed unanimously.

9. Ordinances / Other Business.

Paradise Township York County
Planning Commission Minutes
October 23, 2023

a. Nuisance Ordinance Review (feral domestic animals). The current nuisance ordinance does not discuss feral cats or other animals, but the BOS would like to enact an ordinance that allows the township and local law enforcement to address the issue. CGA provided a stand-alone example ordinance on feral cats, but the commission feels that a new stand-alone ordinance is not required. Mr. Barnes moved to recommend that the township pull relevant definitions and section 10 from the example ordinance and it into part 4 of the current health and safety ordinance which covers nuisances. The motion was seconded by Mr. Osborne and was passed unanimously. Mr. Barnes and Mr. Doyle will draft the updates into the nuisance ordinance and staff the proposed changes with CGA.

10. Adjournment. Mr. Bentzel moved to adjourn the meeting at 7:46 pm. Mr. Auchey seconded, and the motion passed unanimously.

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*