

Paradise Township York County
 Planning Commission Meeting Minutes
 December 18, 2023

1. Call to Order/Pledge to the Flag. – Mr. Barnes called the meeting to order at 7:00 pm.

2. Attendance.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Kevin Barnes	Neal Doyle, ZO/BCO	Clark Craumer, PLS	Bob Nivens
Korry Beard (Via Phone)	Doug Stambaugh, PLS		+1 Other
Matt Osborne			
Mark Bentzel			
Brent Auchey			

An announcement was made that Mr. Beard was attending over the phone due to a health reason.

3. Approval of October 23, 2023 PTPC meeting minutes. – Mr. Auchey motioned to approve the October 23, 2023 minutes as written. It was seconded by Mr. Osborne and passed unanimously.

4. Citizen’s Concerns.

a. n/a

5. Communications.

a. Paradise Township Supervisor’s Meeting (PTSM) Report. – Mr. Barnes reported the following relevant update: Time extensions were granted to the Bross Land Development Plan, Grim Subdivision, and King Subdivision. The module resolution for the King Subdivision was approved. The BP Real Estate plans were approved. The Board of Supervisors issued a denial to the Lehman Subdivision due to comments not being addressed and extension not being requested. The supervisors approved the 2024 budget with no tax increase for the 14th year. Updated township recycling information has been posted on the township website.

b. Miscellaneous. – n/a

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c. Zoning Officer. – Mr. Doyle reported the Beaver Creek Road bridge is now open and that the township was awarded \$509,897.70 from FEMA for the Home Road and Protectory Road bridges.

6. Zoning Requests.

a. There were no zoning requests to hear, however Mr. Doyle did note that a request will be presented at the next meeting for a special exception by Rebound Towing to operate a Tow Yard in the Commercial Zone.

7. Sketch Plans

a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: KPI Technology, Plan expiration April 9, 2024. – As no one was present to present Mr. Bentzel made a motion to postpone which was seconded by Mr. Auchey and approved unanimously.

b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration June 11, 2023. – As no one was present to present Mr. Bentzel made a motion to postpone which was seconded by Mr. Osborne and approved 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. – Mr. Barnes reminded Mr. Doyle that a time extension was needed for the next Supervisor's meeting. Mr. Doyle acknowledged and emailed Mr. Powell. As no one was present to present Mr. Bentzel made a motion to postpone which was seconded by Mr. Auchey and approved unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration April 6, 2024. – As no one was present to present Mr. Auchey made a motion to postpone which was seconded by Mr. Bentzel and approved unanimously.

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e. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration April 3, 2024. – Mr. Craumer noted that they were still negotiating with the neighbor to obtain an easement to address the nitrates for the septic system. With no further discussion Mr. Bentzel motioned to postpone further discussion. It was seconded by Mr. Auchey and passed unanimously.

f. Valerie C. French Subdivision (7499 Lincoln Highway), Designer Clark P. Craumer LLC, Plan Expiration June 10, 2024. – Mr. Craumer said he was working on addressing the GHI and County Planning Comments. He noted that they needed to coordinate with York Water about water service to the property. With no further discussion Mr. Osborne motioned to postpone further discussion. It was seconded by Mr. Auchey and passed unanimously.

g. Jeffrey D. and Krista A. Myers (61 Beaver Creek Rd), Designer Clark P. Craumer LLC, Plan Expiration June 10, 2024 – Mr. Craumer presented revised plans at the meeting. After working through the GHI and County Comment letter it appeared that most of the comments were addressed. With no further discussion Mr. Bentzel made a motion to recommend the Board of Supervisors approve the plan conditioned on that any remaining comment from the review letters are addressed following the review of the revised plan by GHI. It was seconded by Mr. Osborne and passed unanimously.

9. Ordinances / Other Business.

a. Nuisance Ordinance Review (feral domestic animals). – It was noted that the Supervisors have given this to the Solicitor to prepare for adoption.

10. Adjournment. – Mr. Bentzel made a motion to adjourn at 7:25 pm which was seconded by Mr. Auchey and passed unanimously.

Documents Submission Deadlines – The Paradise Township Planning Commission (PTPC) requires applicants to submit plans for inclusion in the monthly meeting agenda

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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*