

Paradise Township York County  
 Planning Commission Agenda  
 January 22, 2024

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	Mr. Clark Craumer, PLS	Mr. Fred O'Brien
Mr. Korry Beard	Mr. Doug Stambaugh PLS/SEO	Attorney Art Becker	Mr. Alen Ahmetovic
Mr. Brent Auchey			Mr. Nathan Ankney
Mr. Matt Osborne			
Mr. Bob Nivens			2 others

3. Approval of 18 December 2023 PTPC meeting minutes. Mr. Nivens moved to approve the December regular and annual reorganization minutes as written. Mr. Auchey seconded that motion passed unanimously.

4. Citizen's Concerns.

a. n/a

5. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes reported that The King subdivision planning module was submitted to DEP, New Era withdrew their original LDP, the Myers subdivision plan was approved, and the Township has now received over \$800k of FEMA funding to assist with hurricane storm damage.

b. Miscellaneous. n/a

c. Zoning Officer. n/a

6. Zoning Requests.

a. New Era (Fred and Linda O'Brien), 7415 Lincoln Hwy. Mr. Jack Powell was present to discuss the details of a zoning hearing board request related to a planned expansion of the existing motel on the site. New Era is requesting a variance to ZO section 805 to prevent installation of sidewalks around Lincoln Highway. Mr. Doyle explained that the current legal opinion is that section 805 of the current ZO does not require a variance because the village district sidewalk requirement is pending removal from the ZO pending completion of the ordinance codification. New Era is also requesting a special exception to ZO section 1410 to expand the footprint of the motel use which is a previously existing non-conformity. The proposed expansion would be a

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new detached motel building that is positioned to the East of the existing structure and accounts for a 48% increase to the total existing square footage. The PTPC had discussion on whether the denominator used to calculate the 50% expansion limitation in the ZO is the total existing square footage or the amount of current square footage that has the same use as the desired expansion. Mr. Barnes made a motion recommending that the ZHB make an interpretation on how the 50% expansion limitation is calculated. It was seconded by Mr. Nivens and passed unanimously. Mr. Nivens made a motion recommending approval of the special exception if the 50% expansion is based on the entire existing building. Mr. Osborne seconded and the motion passed unanimously. Mr. Nivens then moved to recommend approval variance to the 50% expansion limitation should the ZHB determine that only the current motel area be used in the calculation of the expansion percentage. Mr. Beard seconded and the motion passed unanimously.

b. Rebound Towing (Judd Collier), 6991 Lincoln Hwy. Attorney Art Becker and Mr. Nathan Ankney were present to discuss the details of a zoning hearing board request related to a proposed vehicle tow yard to be placed in an approximately 1-acre parcel owned by Mr. Judd Collier. Mr. Ankney is the proprietor of Rebound Towing and Recovery, LLC and is requesting a special exception ZO section 105 because a tow yard use is not permitted by right or special exception in the commercial zone. Mr. Becker explained that the tow yard would house approximately 10 passenger cars (no commercial vehicles) at any given time and that cars would be picked up from the yard within a few business days following their arrival. Mr. Becker further explained that there is no building is planned for the site. The PTPC discussed the potential for hazardous material contamination to be leaked onto the ground because most of the cars that are towed to the yard will have been involved in traffic accidents. Through discussion with Attorney Becker and Mr. Ankney, it was discovered that the recent improvements (6-foot privacy fence, stone pad, and signage installation) had been completed without the proper permitting. Attorney Becker assured the PTPC that the applicant would come into permitting compliance as soon as possible. Mr. Beard moved to recommend approval of the special exception contingent on the land

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development plan detailing sufficient mitigating design factors or secondary containment devices be used to reduce the risk of HAZMAT leaking onto the ground surface. Mr. Osborne seconded and the motion carried unanimously.

7. Sketch Plans

a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: IDP Consulting, LLC, Plan expiration April 9, 2024. There was no representation at the meeting, Mr. Barnes reported that KPI was replaced by a new designed on the project. Mr. Auchey moved to postpone discussion on the plan. Mr. Nivens seconded and the motion passed unanimously.

b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration June 11, 2024. There was no representation at the meeting, Mr. Barnes reported that the applicant submitted revised plans on January 22<sup>nd</sup>. Mr. Osborne moved to postpone discussion on the plan. Mr. Auchey seconded and the motion passed unanimously.

c. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration April 6, 2024. There was no representation at the meeting, Mr. Barnes reported that the applicant's planning module was submitted to DEP during the week of January 15<sup>th</sup>. Mr. Beard moved to postpone discussion on the plan. Mr. Nivens seconded and the motion passed unanimously.

d. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration April 3, 2024. There was no representation at the meeting, Mr. Auchey moved to postpone discussion on the plan. Mr. Osborne seconded and the motion passed unanimously.

e. Valerie C. French Subdivision (7499 Lincoln Highway), Designer Clark P. Craumer LLC, Plan Expiration June 10, 2024. Mr. Clark Craumer was present to discuss the subdivision and creation of lot #3 north of Lot #1 and Lot #2. Mr. Craumer explained that to have the public water supplied off of Protectory Road, that the York

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Water company would require the applicant to fund a water main extension from Lincoln Highway approximately 175 feet north at the cost of \$55,000. As an alternative, Mr. Craumer proposed a 10-foot strip of lot #3 be extended south to Lincoln Hwy between lots #1 and #2 which would allow the applicant to the Lincoln Hwy via a lateral at no additional cost. To prevent the 10' strip from being proposed for use other than the water service Mr. Craumer agreed to add a note to the plan placing that restriction. Mr. Nivens moved to recommend approval of the proposed plan adjustment contingent on Mr. Stambaugh's review. Mr. Auchey and the motion carried unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Beard moved to adjourn the meeting at 7:57pm. Mr. Auchey seconded and the motion carried 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*