

Paradise Township York County
 Planning Commission Minutes
 July 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	Me. Neal Doyle ZO/BHO	Mr. Clark Craumer PLS	3 others
Mr. Korry Beard	Mr. Doug Stambaugh PLS/SEO		
Mr. Matt Osborne			
Mr. Mark Bentzel			
Mr. Brent Auchey			

3. Approval of June 24th PTPC meeting minutes. Mr. Bentzel moved to recommend approval of the June 24th meeting minutes. Mr. Auchey seconded and the motion passed unanimously.

4. Citizen's Concerns.

a. n/a

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided an update from the July BOS meeting including: approval of a time extension for the Kenneth Grim subdivision, approval of Jason Bross LDP waiver requests, and purchase of a new zoning officer vehicle.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle reported that the ZHB disapproved the Austin Grim variance request to drill a well in lieu of connecting to public water. During the ZHB, Attorney Ruth explained the process to appeal the ZHB decision. Mr. Doyle anticipates receiving the updated Tall Grass plan on July 29th.

6. Zoning Requests.

a. n/a

7. Sketch Plans

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a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan expiration October 9, 2024. There was no representation at the meeting. The BOS will advertise for the ~2-acre rezoning action which is anticipated to occur at the September BOS meeting. Mr. Beard moved to postpone discussion on the plan. The motion was seconded by Mr. Auchey and was passed unanimously.

b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration October 3, 2024. There was no representation at the meeting. At the July meeting, the BOS reviewed and approved all waiver requests unconditionally except for the survey waiver request. The survey waiver was with the condition that they do additional survey in the area of the campsites. Responses to the most recent GHI comment letter are back with GHI for review. Mr. Auchey moved to postpone discussion on the plan. The motion was seconded by Mr. Osborne and was passed unanimously.

c. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration October 10, 2024. Mr. Craumer was present to discuss current updates to the plan. GHI comment letter dated July 17th notes one zoning comment and 7 SALDO comments. Mr. Craumer reported that the well will be drilled after he receives ground water easement signatures from adjacent property owners (Grim). Mr. Craumer will be required to submit a water supply report to the township after the well is drilled. Mr. Craumer reported that the hydrogeologic study is completed but he has not submitted the results to the township yet. Mr. Craumer also acknowledged that he must submit the DEP planning module to GHI for review before it can be submitted to DEP. Mr. Stambaugh is pending decision from DEP on if the residual lot needs to meet the minimum lot size. Mr. Craumer submitted a waiver request to SALDO 403.B.25 to eliminate the requirement to identify a reserve septic area on the residual lot with the existing home. Mr. Bentzel moved to recommend approval of the 403.B.25 waiver. The motion was seconded by Mr. Beard and passed 4-0 with Mr. Barnes abstaining because GHI did not have the opportunity to review the

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perc test results. Mr. Beard moved to postpone discussion on the plan. Mr. Auchey seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Mr. Doyle reported that the township is working to adjust the manure management plan ordinance to match DEP standards which restricts manure stockpiling within 100 feet of a property line, well, or waterway.

10. Adjournment.

Mr. Auchey moved to adjourn the meeting at 7:30 pm. Mr. Osborne 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*