

Paradise Township York County
 Planning Commission Minutes
 October 28th, 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. Kris Raubenstine, HLS	Jason, Dakota, Josh Yohe
Mr. Korry Beard (telephonic)	Mr. Doug Stambaugh PLS/SEO		4 others
Mr. Matt Osborne			
Mr. Mark Bentzel			
Mr. Bob Nivens			

3. Approval of July 22nd PTPC meeting minutes. Mr. Nivens moved to approve the July 2024 minutes as written. The motion was seconded by Mr. Bentzel and passed unanimously.

4. Citizen's Concerns.

a. Jason Yohe and sons were present to discuss the current status of their mobile home park land development plan at Lincoln Highway and Protectory Road. Mr. Yohe explained that they are considering limiting the Lincoln Highway entrance as use for the existing single family detached dwelling and to emergency use only for the mobile home park via a gate. The mobile home park would be serviced via a cul-de-sac street off of Protectory Rd. Mr. Barnes explained that the cul-de-sac turnaround will have to have an 80 foot diameter and the drawing will have to contain truck turning movements for the intersection of Protectory Rd and Route 30.

b. Floyd and Ethel Lohr (59 Pine Road) were present to gain information about the Tall Grass Meadows development. The Lohr's asked general questions about the type, number, and locations of planned homes. The Lohr's are interested in constructing a privacy fence to mask their property, Mr. Doyle explained that the Lohr's can obtain a permit from the zoning officer for the fence.

5. Communications.

Paradise Township York County
Planning Commission Minutes
October 28th, 2024

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes reported that the East Berlin Area Community Center is planning to construct a new community center and that the Tall Grass rezoning of ~2 acres was approved.

b. Miscellaneous. n/a

c. Zoning Officer.

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan expiration April 9, 2025. There was no representation at the meeting. Mr. Barnes reported that IDP Consulting recently resubmitted the plan to Mr. Stambaugh. Mr. Stambaugh will review the submission and provide an updated comment letter prior to the next planning commission meeting. Mr. Nivens 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 April 3rd, 2025. Mr. Raubenstine was present to provide an update on the plan and review Mr. Stambaugh's most recent comments.

- SALDO #1. Camp site area: Doug's comments ask for layout of campsites and amount of impervious, no layout of mulch trails that connect campsites, just campsite size and quantity. In addition to the location of the 16C30 structures, Mr. Stambaugh is requesting more campsite layout detail.

- SALDO #7. Monuments – HLS surveyed the entire portion of the boundary required by the Board of Supervisors and did not discover much in the way of existing monumentation. Mr. Stambaugh requested instillation of monuments and markers in this area.

Paradise Township York County
Planning Commission Minutes
October 28th, 2024

- SALDO #8. Replacement septic: Mr. Stambaugh wants coordinates on corner so that it can be located in the future should it be needed.
- Zoning #1. Glamping, house and event venue cannot be used for TDRs, Mr. Doyle will get interpretation from Attorney Gabel on how to calculate the amount of land used for the glamping.
- SWM #3. It was discussed if a 2' separation distance between the bottom of a stormwater facility to a limiting zone is measured from the physical bottom of the facility or the bottom of the soil media used for credits in the design. Mr. Barnes will discuss with PA DEP on their interpretation.
- SWM #4. It was discussed that the area designed for a replacement septic system should comply with the PA DEP's minimum 50' isolation distance to the stormwater facility. While testing was shown previously within that 50' distance on previous submission this was the first to designate that area for replacement septic use.
- SWM #6. It was discussed that the stormwater facilities should be named appropriately based on the type of facility it is both for easy identification and that it has an impact on the PCSM Spreadsheet.
- A waiver was requested to SWM Ordinance section 308.C.4 which required a minimum bottom slope of 2% for facilities that do not have infiltration. Mr. Raubenstein discussed that having a flat bottom would allow the soil media used for ET credit would allow the media to hold a larger volume of water. Mr. Barnes motioned to recommend approval of the waiver. It was seconded by Mr. Osborne and passed unanimously.
- A waiver was requested to SWM Ordinance section 308.C.1.f which required basins to have concrete level spreaders. It was discussed that the basins on this site discharge to concentrated flow paths which would be counter to the intent of level spreaders. Mr. Nivens motioned to recommend approval. It was seconded by Mr. Bentzel and passed unanimously.
- Mr. Bentzel moved to postpone discussion, Mr. Nivens seconded and the motion passed unanimously.

Paradise Township York County
Planning Commission Minutes
October 28th, 2024

c. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Jack Powell, Expiration February 22, 2025. There was no representation at the meeting. The zoning hearing board decision from February 2024 will expire in February 2025 without approval of a land development plan. Mr. Doyle explained that the township has not received an LDP submission, he will be working with CGA to draft a letter to the property owner and Mr. Ankney. Mr. Bentzel moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

d. Elam S. Stoltzfus (4590 Holtzschwamm Rd.), Designer: TeamAg Inc., Expiration April 23rd, 2025. There was no representation at the meeting. GHI will conduct meeting with designer on October 31st to discuss details of the plan. Discussion about the construction of Holtzschwamm Road and its ability to withstand additional volume and weight. Mr. Osborne moved to postpone discussion, Mr. Nivens seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Nivens moved to adjourn the meeting at 8:20 pm, Mr. Bentzel 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*