

Paradise Township York County
Planning Commission Minutes
November 25th, 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	Mr. Neal Doyle, ZO	Kris Raubenstine, HLS	Joe & Carollynn Wells
Mr. Korry Beard			
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Robert Nivens			2 others

3. Approval of October 28th PTPC meeting minutes. Mr. Bentzel moved to approve the minutes as written, Mr. Nivens 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 reported on updates from the most recent BOS meeting: approval of requested waivers for Big Mount Lodge, Team AG discussion of the Stoltzfus LDP, postpone township contribution to the recreation authority until the DEC BOS meeting; proposed budget available at the township office for review; New Salem Boro is joining the Northern Regional PD.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle reported that all township ordinances (also known as "codification") will be made available online by January 2025.

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. JW Paving, Designer: Gordon L. Brown & Associates. Joe and Carollynn Wells were present to discuss their sketch plan. The Zoning hearing board approved multiple

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additional uses in February 2024 but the Wells' are planning to reduce the uses on the LDP to a paving business and a laundry mat. The church and hot dog stand uses will not be detailed on the pending LDP. Mr. Barnes discussed that the applicant requires a PennDOT permit for entrances and that the LDP must meet the requirements of the Route 30 access management ordinance. The zoning ordinance requires obtaining permits within 6 months of a ZHB decision for which the Wells' got a previous extension to 12 months. Mr. Doyle explained that he is discussing with Attorney Ruth the possibility of accepting the plan without another hearing because the applicant is acting in good faith by actively pursuing submission of the LDP.

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. Doyle reported that the applicant is anticipated to attend the December PTPC meeting to discuss the current comment letter. Mr. Beard moved to postpone discussion, Mr. Osborne 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. Kris Raubenstine was present discuss the current status of the LDP. Mr. Raubenstine presented an eligible TDR overlay which described 65.733 acres of TDR area and a resulting 16 TDRs that are eligible for transfer to a receiving zone. The remaining outstanding comments from the November 19th comment letter are all administrative in nature. Mr. Barnes moved to recommend conditional approval of the plan contingent on completion of the remaining administrative comments. Mr. Bentzel seconded and the motion passed unanimously.

c. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Hanover Land Services, Expiration February 22, 2025. Kris Raubenstine was present to report that his firm recently assumed design responsibility from Jack Powell. Mr. Raubenstine will review the files and be prepared for a more detailed discussion at a future PTPC meeting. Mr. Osborne moved to postpone discussion, Mr. Nivens seconded and the motion passed unanimously.

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d. Elam S. Stoltzfus (4590 Holtzschwamm Rd.), Designer: TeamAg Inc., Expiration April 23rd, 2025. There was no representation at the meeting. Mr. Barnes reported that the BOS discussed several possible waiver requests including: road improvements versus fee in lieu of, survey of the entire property boundary, and farm entrance width. Mr. Nivens moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

e. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration May 24, 2025. There was no representation at the meeting. Mr. Barnes reported that due to the involvement of two designers, that there are two GHI comment letters that were dated November 20th and 21st. In total, there are over 100 comments between the two letters. Mr. Stambaugh and Mr. Doyle will coordinate an off-site meeting to aid in resolving the preponderance of the comments. Mr. Nivens moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Bentzel moved to adjourn, Mr. Nivens seconded and the meeting was adjourned at 7:51 pm.

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*