

Paradise Township York County  
Planning Commission Minutes  
December 23<sup>rd</sup>, 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	Ms. Liz Rivera, Team Ag	Mr. Elam Stoltzfus
Mr. Korry Beard	Mr. Doug Stambaugh	Mr. John Holmes, Integrated Consulting	Kerry & Coby Lease
Mr. Mark Benzel			
Mr. Matt Osborne			
Mr. Brent Auchey			4 others

3. Approval of November 25<sup>th</sup> PTPC meeting minutes. Mr. Auchey moved to approve the November PTPC minutes as written, Mr. Beard 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 relevant updates from the most recent BOS meeting including: BOS conditional approval of the Jason Bross LDP based on completion of remaining comments along with the addition of a note that authorizes the ZO to conduct periodic inspections and dimensions of the campsite to the bathhouse, approval of the 2025 budget, and approval of the 2025 contribution to the Spring Grove Parks and REC association.

b. Miscellaneous. n/a

c. Zoning Officer. n/a

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. n/a

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8. Plans / Waivers for Review.

a. Elam S. Stoltzfus (4590 Holtzschwamm Rd.), Designer: TeamAg Inc., Expiration April 23<sup>rd</sup>, 2025. Ms. Liz Rivera and Mr. Stoltzfus were present to discuss the plan. The LDP currently details two 48'x304' poultry barns with 50' spacing between buildings. Due to the length of the proposed barns, Kerry and Coby Lease were present to recommend that the LDP includes a fire lane on at least one side of one of the buildings that extends the full 304' length of the building. Installation of a fire lane will ensure that the fire department can best access the poultry barns in the event of a fire. Mr. Stoltzfus agreed to install a fire lane on the southwest side of the buildings that fully extends north to the end of the proposed barns. Ms. Rivera proposed the following waiver requests and requested conditional approval of the plan:

- Waiver to SALDO 403.B.4/15/16/17 to waive the requirement to complete a property survey. Mr. Bentzel moved to recommend approval, Mr. Beard seconded and the motion passed unanimously.
- Waiver to SALDO 505.C.2 to waive road improvements and fee in lieu of road improvements. Due to the large road frontage, the current calculation to determine fee in lieu of amount would result in a significant fee. Mr. Auchey moved to recommend that the BOS determine an alternate calculation formula to determine a fee in lieu amount that is more reasonable and affordable for the applicant, Mr. Bentzel seconded and the motion passed unanimously.
- Waiver to SALDO 507.D.11.A to reduce the driveway width to 17' at the entrance which is below the 24' requirement. Mr. Bentzel moved to recommend approval, Mr. Beard seconded and the motion passed unanimously.
- Waiver to SALDO 607 to waive the requirement to plant street trees along the agricultural portion of the road frontage because the instillation of street trees would reduce tillable land. Trees are proposed along the frontage that is grass in the area of the improvements. Mr. Bentzel moved to recommend approval, Mr. Osborne seconded and the motion passed unanimously.

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- Mr. Beard moved to postpone discussion on the plan without the recommendation for conditional approval. Mr. Auchey seconded and the motion passed unanimously.

b. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan expiration April 9, 2025. Mr. John Holmes from integrating consulting was present to discuss the plan which includes 126 semi-attached dwelling units. Mr. Holmes reported that the PennDOT HOP and the NPDES permits are in progress. There was discussion on the traffic study's recommendation that money be set aside by the developer for a future right turn lane off Route 30 onto Pine Rd. The study recommended the Township would hold said money. Since both are state roads, the developer has been informed that this topic should be discussed with PennDOT as it would not be appropriate for the Township to hold money for PennDOT roadway improvements. Mr. Holmes also requested a waiver to Stormwater Management Ordinance 301.L. for Basins 1, 2, and 4 to place portions of the basins inside the prescribed setbacks.

- Basin #1 – Mr. Stambaugh and the planning commission see no issue with granting a setback waiver for basin #1.

- Basin #2 – Mr. Stambaugh requested a redesign to basin #2 to reduce the amount of the basin that will be inside the setback.

- Basin #4 – Mr. Stambaugh requested a redesign to basin #4 that will bring it into compliance with the SWM Ordinance.

Mr. Auchey moved to recommend approval of the setback waiver for basin #1 and to hold on the waiver requests for basin #2 and basin #4 pending review of the redesign.

Mr. Beard seconded and the motion passed 4-0 with Mr. Barnes abstaining. Mr. Beard moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

c. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration April 3<sup>rd</sup>, 2025. There was no representation at the meeting. Due to the BOS conditional approval of the plan, this LDP will be removed from the agenda for the January 2025 meeting.

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d. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Hanover Land Services, Expiration February 22, 2025. There was no representation at the meeting. Mr. Barnes reported that HLS working the process. Mr. Beard moved to postpone discussion, Mr. Auchey 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 Zoning Officer Doyle and GHI met with applicant and engineer to review comments and that Mr. Powell is working on the current comments. Mr. Auchey moved to postpone discussion, Mr. Bentzel seconded and the motion passed unanimously.

f. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration June 21, 2025. There was no representation at the meeting. Mr. Barnes reported that Mr. Stambaugh is currently reviewing plan and that the applicant will present at the January 2025 PTPC meeting. Mr. Beard moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Bentzel moved to adjourn the meeting, Mr. Auchey seconded and the meeting was adjourned at 8:24 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*