

Paradise Township York County
Planning Commission Minutes
January 27th, 2025

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. Doug Stambaugh	Doug Lillich, JA Myers	Mr. Elam Stoltzfus
Mr. Korry Beard	Mr. Neal Doyle, ZO		
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			3 others

3. Approval of December 23rd PTPC meeting minutes. Mr. Auchey moved to approve the December 2024 minutes as written. Mr. Osborne 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 a summary of the BOS meeting including: decision to table waiver requests for Tall Grass Meadows and bond release for Country Club Heights, decision to grant waiver requests for the Stoltzfus LDP, and decision that Stoltzfus is not required to fund road improvements due to the project being an agricultural business.

b. Miscellaneous. n/a

c. Zoning Officer. n/a

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. n/a

8. Plans / Waivers for Review.

Paradise Township York County
Planning Commission Minutes
January 27th, 2025

a. Elam S. Stoltzfus (4590 Holtzschwamm Rd.), Designer: TeamAg Inc., Expiration April 23rd, 2025. Mr. Stoltzfus was present to discuss updates to the plan. The January 20th GHI comment letter only notes three outstanding administrative items and the PTPC requested a storm water operations & maintenance agreement to document that the applicant will maintain storm water infrastructure on the property. Mr. Barnes recommend approval to BOS conditional on remaining four items, Mr. Bentzel seconded and the motion passed unanimously.

b. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan expiration April 9, 2025. Mr Doug Lillich from JA Myers was present to discuss the plan. Relevant updates are as follows:

- E&S approval will be resubmitted by end of January.
- Applicant is working through the PennDOT Highway Occupancy Permit process with PennDOT
- The SALDO says that traffic counts 3 years old or less are sufficient to support a traffic study. The current traffic study was completed in 2019 using traffic counts from 2019. Mr. Lillich explained that PennDOT is accepting of the current traffic study but the PTPC recommended that, based on guidance from the BOS, an updated study is completed. PTPC recommend that using traffic count data from the Peterson LDP project may be an option when discussing the requirements with the BOS. The PTPC asked for PennDOT to acknowledge that the township will not hold money for improvements to state roads
- The PTPC asked for a note and signs to be added on the plan that prohibits on street parking during snow emergencies and additional detail on the temporary cul-de-sac.
- The updated plan showed sufficient improvements to basin #2 and basin #1. Mr. Auchey recommended approval of both basin improvements. The motion was seconded by Mr. Osborne and passed unanimously.
- JA Myers will work around the old Sunoco pipeline that bisects the property.

Paradise Township York County
Planning Commission Minutes
January 27th, 2025

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

c. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Hanover Land Services, Expiration February 22, 2025. There was no representation at the meeting. HLS submitted a time extension for 90 days that expired on April 22, 2025. Since the length request would take it to May and not April, Mr. Doyle will reach out to clarify. Mr. Bentzel moved to postpone discussion. Mr. Osborne seconded and the motion passed unanimously.

d. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration May 24, 2025. There was no representation at the meeting. Mr. Beard moved to postpone discussion. Mr. Bentzel seconded and the motion passed unanimously.

e. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration June 21, 2025. There was no representation at the meeting. Mr. Strausbaugh reported that the plan review is complete and that the comment letter was sent to the applicant. Mr. Osborne moved to postpone discussion. Mr. Auchey seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Auchey moved to adjourn the meeting at 7:42pm. Mr. Beard 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*

Paradise Township York County
Planning Commission Minutes
January 27th, 2025

- *Sketch Plans: 7 days prior to the PTPC meeting*