

Paradise Township York County  
 Planning Commission Minutes  
 February 24<sup>th</sup>, 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	Doug Stambaugh, PLS	Mr. John Runge, Gordon Brown & Associates, Inc	Mr. Joe Wells, JW Paving
Mr. Korry Beard	Neal Doyle, ZO	Mr. Tom Englerth & assistant, Site Design Concepts	Mr. Jason Yohe, JJD Group
Mr. Brent Auchey			4 others

3. Approval of January 27<sup>th</sup> PTPC meeting minutes. Mr. Auchey moved to approve the minutes as written, Mr. Beard seconded and the motion passed 3-0.

4. Citizen's Concerns.

a. n/a

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided a report from the most recent BOS meeting including: Tall Grass Ph II waiver granted for basin setbacks, the applicant agreed to do a updated consolidated traffic study for Tall Grass II and Spring Run Estates, conditional approval of the Stoltzfus LDP, and approval of a 90-day extension for Rebound Towing.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle provided a zoning officer report including: Dover Township pending approval of Jason Bross LDP followed by Paradise BOS approval and recording, Paradise Village is on hold Berks Homes pulling out, New Era pan is with York County Planning for review, no recent communications from Rebound Towing, Stoltzfus is pending credit letter, and effective immediately township will advertise that all building permit fees are non-refundable.

6. Zoning Requests.

a. n/a

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7. Sketch Plans

a. J.W. Paving and Sons, Inc. John Runge from Gordon L. Brown Associates was present to provide an updated sketch plan for 7685 Lincoln Hwy. The updated plan shows a reduction to only two uses (Paving Business and Laundromat). Mr. Runge reported that as they are working on configuring the entrance they were encountering some difficulties as it relates to updating the entrance due to the shared access easement, PennDOT regulations, and the Township Route 30 Access Management Ordinance. He said they will be working with the adjoining property owner to clear up the easement issue. The PC, based on our experience with the Dollar General plan and their PennDOT permit process, advised that he may need to look at a thinner entrance and then use concrete rumble strips to allow for larger trucks. As far as the Route 30 ordinance, the PC informed them that we understand that strict conformance with this ordinance may not be feasible due to site conditions. The applicant was advised that they should attempt to meet it to the maximum extent possible and then request waivers for any area not possible. Mr. Stambaugh recommended that they show access to Canal Road on the plan and make sure they obtain a copy of the permit if one exists. They were also reminded that they will need to coordinate with APJSA for their sewer service and approval, which they said they would work on.

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. Stambaugh reported that the most recent comment letter was sent out following the January Planning Commission meeting. Mr. Beard moved to postpone discussion, Mr. Auchey Second and the motion passed 3-0.

b. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Hanover Land Services, Expiration May 23, 2025. There was no representation at the meeting. Mr. Auchey moved to postpone the discussion, Mr. Beard seconded and the motion passed 3-0.

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c. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration May 24, 2025. There was no representation at the meeting. Mr. Doyle reported that the plan is currently at County Planning, pending submission to the conservation district. Mr. Auchey moved to postpone the discussion, Mr. Beard seconded and the motion passed 3-0.

d. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration June 21, 2025. Mr. Jason Yohe (JJD Group) and Mr. Tom Englerth & assistant (SDC) were present to discuss the February 18, 2025 comment letter.

- ZO Comment #2: The existing sewer line has a right-of-way and past guidance from APJSA has been that the sewer authority does not want trees in their right-of-way and wants them at least 10' from their line. It is the township's position that the buffer should be shifted back. Mr. Doyle will consult with the Zoning Hearing Board Solicitor on this requirement. This buffer is also required by SALDO 704.D to relief possibly could need ZHB approval plus a waiver. It was requested that SDC review the impacts of moving the buffer, after which point the necessary steps could be discussed.
- ZO Comment #3 – Off street parking does not comply with ZO 1602.G. The existing homes only have two parking spaces per home, Mr. Stambaugh's opinion is that all homes, new and old, should have three spaces per unit. SDC will modify the plan to add additional parking so that each dwelling unit has three spaces.
- ZO Comment #5 – Existing non-conformities need to be listed on the plan. The Zoning Ordinance has specific requirements about when a non-conformity is removed, abandoned, or destroyed. Due to the need to replace mobile homes from time to time the township has permitted them to be replaced in kind in the past even if they are non-conformity. As this may differ from the Zoning Ordinance language Mr. Doyle will consult the Township Solicitor to review this policy and if necessary to start looking at amending this section of the Zoning Ordinance to align with the Township's policies.
- SALDO Comment #9 – Unit distance to pavement. The applicant will have to request a waiver for this requirement due to physical limitations on the site.
- SALDO Comment #13 – One lamp post does not conform to SALDO 710. The applicant will consider one residential style pole light per unit.

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- SALDO Comment #17 – All buildings within the site must be within 500 feet of a fire hydrant (SALDO 720.B). The applicant will require a waiver because the nearest hydrant to the west is over 600 feet from the western property line. The hydrant at Protectory road can service the majority of the development. Chief Lease is in favor of granting a waiver for the western hydrant.

- SALDO Comment #25 & Rt 30 Ordinance Comment #1 - The applicant must provide proof from PennDOT on whether a PennDOT permit is required for the single-family dwelling/emergency exit access drive on the western end of the property. The applicant will get something in writing.

- Waiver Requests:

- Mr. Beard moved to recommend the approval of a waiver to SALDO 403.A. to permit use of an alternate plan size. Mr. Auchey seconded, and the motion passed 3-0.

- Mr. Auchey moved to recommend the approval of a waiver to SALDO 708.D. to permit the interior roadway width be reduced to remain 30'. Mr. Beard seconded, and the motion passed 3-0.

- Mr. Auchey moved to recommend the approval of a waiver to SALDO 713 to permit exclusion of interior curbing, Mr. Beard seconded, and the motion passed 3-0.

- Mr. Auchey moved to recommend the approval of a waiver to SALDO 721.1. permit exclusion of an onsite management office, Mr. Beard seconded, and the motion passed 3-0.

- Mr. Beard moved to recommend the approval of a waiver to SALDO 722 to permit a variance from the prescribed maximum lot density. Mr. Auchey seconded, and the motion passed 3-0.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Auchey moved to adjourn the meeting at 8:37 pm, Mr. Beard seconded and the motion passed 3-0.

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*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*