

Paradise Township York County
Planning Commission Minutes
March 24th, 2025

1. Call to Order/Pledge to the Flag.

- a. The meeting was called to order at 7:00 pm.

2. Attendance.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Kevin Barnes	Neal Doyle, ZO,BCO	Mike Zeigler	Guy Fritz
Brent Auchey	Doug Stambaugh, PLS	Tom Englerth, Site Design	Ryan Thomas
Bob Nivens		Doug Lillich, JA Myers	Jason Yohe
Mark Bentzel			
Matt Osborne			+12 others

3. Approval of February 24th PTPC meeting minutes. Brent Auchey made a motion to approve the minutes as presented. It was seconded by Matt Osborne and passed unanimously.

4. Citizen's Concerns.

- a. none

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. County Hazard Mitigation Plan approved.

b. Miscellaneous. The Township is working with the York County Conservation District to sign a new Memorandum of Understanding that would allow both entities to work more closely to ensure all plans meet the necessary requirements.

- c. Zoning Officer.

6. Zoning Requests.

- a. none

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7. Sketch Plans

a. Mr. Guy Fritz, Cedar Lane. Mr. Fritz owns a property fronting on Cedar Lane that has UPI# 42-000-HE-0080.J. He wishes to subdivide the property into three lots with one fronting on Cedar Lane, one on Shue Drive, and one on Walnut Lane. Based on the sketch provided not all the lots would meet the Bulk and Area requirements for the RC Zoning District and they would be required to improve both Shue Drive and Walnut Lane to public road standards which would be cost probative. The Planning Commission advised him that the zoning related items would require him to go before the Zoning Hearing Board for variances and the improvement to the streets would require him to go before the Board of Supervisors for a waiver. The Planning Commission also advised him that that the RC zone does allow what is known as Conservation Development by Conditional Use as it might address some of the issues raised.

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan expiration April 9, 2025. (Doug Lillich with J.A. Myers was present to discuss.)

(1) It was noted that the designer has requested a 3 month-time extension from the Board of Supervisors as they continue to address comments and update their traffic study.

(2) Mark Bentzel made a motion to postpone further action on the plan to April. It was seconded by Brent Auchey and passed unanimously.

b. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Hanover Land Services, Expiration May 23, 2025. As no one was present to represent the plan Matt Osborne made a motion to postpone further action to April. It was seconded by Brent Auchey and passed unanimously.

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c. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration May 24, 2025. As no one was present to represent the plan Brent Auchey made a motion to postpone further action to April. It was seconded by Matt Osborne and passed unanimously.

d. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration June 21, 2025 (Tom Englerth, PE with Site Design Concepts and Jason Yohe, Owner were present to discuss.)

(1) Discussion was held regarding the latest round of comments from GHI. Specific items of note are as follows:

i. As of the meeting the applicant and their representative have submitted a total of 7 waiver requests, however the plan denotes additional waivers being requested. The applicant was advised if these waiver requests are desired to be acted on they should be submitted on the application for and the application fee paid.

ii. It was noted that while the landscape buffer has been adjusted to meet the request of the Township the easement was not shown and should be added.

iii. The applicant is requesting numerous waivers so not to improve Protectory Road and Cheasepeake Drive. As a combination of the site improvements and these request the Township has concern that that it may not be possible to adequately maneuver moving trucks, emergency equipment, and replacement mobile homes in and out of the development safety. The Township is requesting that as part of the waiver review that turning movements be provided to demonstrate these vehicles can safely traverse the site.

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iv. As part of the GHI review letter the question was posed about how the site improvements would impact children within the development that take the school bus. As the site currently sites the children have ample pavement to stand on and parents to park off the street to wait for the school bus. With the proposed improvements it may require them to stand and park in the street or in grass areas depending on the pickup location. The Township suggest the applicant discuss the pickup location with the School District and determine if adequate area existing since the applicant is proposing to not improve the streets or provide sidewalks.

v. The applicant noted that the existing storm drain inlet in Chesapeake Drive does not have daylight and as a result they cannot determine its capacity, although they are not aware of any issues with it. The Township has asked that they calculate their new storm sewer as if this inlet does not exist as a precaution.

(2) The Planning Commission previously acted on five waiver requests. Two additional requests were filed that were acted on at this meeting.

vi. Waiver to SALDO Section 704.D to permit the landscape buffer along Lincoln Highway to have variable with opposed to the required minimum 15' due to the unit location and the sewer right-of-way. Bob Nivens made a motion to recommend approval of this waiver. It was seconded by Mark Bentzel and approved unanimously.

vii. Waiver SALDO Section 706.A to permit the proposed units to be within 30' of Cheasepeake Drive. Due to the space between Lincoln Highway and Cheasepeake Drive compliance would not be feasible without a reduction in the number of units. Mark Bentzel recommended approval of this waiver. Matt Osborne seconded the motion, and it passed unanimously.

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(3) As there were still outstanding comments that could impact the plan Bob Nivens motioned to postpone further action on the plan. It was seconded by Brent Auchey and passed unanimously.

9. Ordinances / Other Business. It was discussed that now that we are nearing the Codification going live that now would be a good time to start addressing some of the inconcinnities in the ordinances or other items that may not be in the best interest of the Township. The Planning Commission start an ongoing review of the ordinances and update them as time allows.

10. Adjournment. With no additional business to discuss, Mark Bentzel made a motion at 8:28 pm to adjourn the meeting. It was seconded by Bob Nivens and 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*