

Paradise Township York County
Planning Commission Minutes
April 28th, 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, PLS	IDP	3 others
Mr. Korry Beard	Mr. Neal Doyle, ZO	HLS	
Mr. Mark Bentzel		Doug Lillich & 1 other, JA Myers	
Mr. Matt Osborne			
Mr. Brent Auchey			

3. Approval of March 24th PTPC meeting minutes. Mr. Beard moved to conditionally approve the March minutes subject to the correction of minor spelling and grammatical errors. Mr. Auchey 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 an update from the recent BOS meeting including: JJD Group waiver requests tabled due to the applicant not being present at the BOS meeting, Tall Grass was granted a 90-day extension, 2025-2026 material bids were opened and reviewed, and approval for the addition of a fence at the Farmer's Fields Softball field.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle provided a zoning officer update including the following: ordinance codification will be published in May, Attorney Gabel, Mr. Doyle, and Mr. Barnes will have administrative access to the codification files; Berks Homes pulled out of the Paradise Village project, owner is talking with various boulders including JA Myers. Mr. Lillich from JA Myers explained that JA Myers is interested in finishing out the remaining 16 Paradise Village units using a smaller footprint than what was originally approved, using a one car garage, a two car driveway, the same sewer connections, and no major modifications from the original Berks plan.

Paradise Township York County
Planning Commission Minutes
April 28th, 2025

6. Zoning Requests.

- a. n/a

7. Sketch Plans

- a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan Expiration July 14, 2025. Zane Geist and JA Myers representatives were present at the meeting to provide the following updates: the only remaining GHI comments are administrative in nature, PENNDOT requested site evaluation to access along pine road, joint traffic study between Spring Run and Tall Grass is expected to be complete by mid-May, and the O&M agreement is pending. Mr. Bentzel moved to recommend conditional plan approval, Mr. Beard seconded and the motion passed 4-0 with Mr. Barnes abstaining.

b. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Hanover Land Services, Expiration May 23, 2025. Donnie Flemming from HLS was present at the meeting. The applicant requested recommendation on four waiver requests that were submitted as part of the first LDP submission.

(i) RT30 Access Management Ordinance SEC 107 (driveway radius). The RT 30 ordinance is a 40-foot radius while PENNDOT Title 67, CH 441 allows 20-foot radius for minimal use situations. Mr. Barnes moved to recommend approval of a 20-foot radius, Mr. Bentzel seconded and the motion passed unanimously.

(ii) RT30 Access Management Ordinance SEC 113 (Access Point Spacing). Orchard Road is inside the allowable 800 foot offset for an adjacent entrance on the opposite side of the street. Mr. Osborne moved to recommend approval, Mr. Auchey seconded and the motion passed unanimously.

(iii) SALDO SEC 604.b. (Sidewalks). Mr. Bentzel moved to recommend approval for waiver of the sidewalk requirement. Mr. Osborne seconded and the motion passed unanimously.

Paradise Township York County
Planning Commission Minutes
April 28th, 2025

(iv) Storm Water Ordinance SEC 301.L (Building Setback for Stormwater Facility). Due to minimal lot width, Mr. Beard moved to recommend approval. Mr. Bentzel seconded and the motion passed unanimously.

The applicant proposed a 20x20 concrete slab with curbing on three sides as the HAZMAT mitigation facility that is noted on the plan and required by the zoning hearing board. The PTPC questioned whether the proposed design would adequately prevent HAZMAT runoff during a heavy rain event. The PTPC asked the designer to relook the HAZMAT mitigation plan to see if there is a more effective way to design the facility. Mr. Auchey moved to postpone discussion until final GHI review is complete and an improved HAZMAT mitigation facility is designed. Mr. Beard seconded and the motion passed unanimously.

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

d. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration June 21, 2025. There was no representation at the meeting. Mr. Doyle reported that the applicant and designer are still working through comments. Mr. Bentzel moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

e. JW Paving and Sons, Inc & Carollynn Wells, 7685 Lincoln Highway, Designer: Gordon L. Brown Associates, Expiration: October 5, 2025. There was no representation at the meeting. Mr. Beard moved to postpone discussion, Mr. Bentzel seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Ordinance discussion related to tree requirements along roadways. The BOS asked the PTPC to review various ordinances where trees are required along roadways. Mr. Doyle and Mr. Barnes will identify specific references and additional discussion will continue at the May PTPC meeting.

Paradise Township York County
Planning Commission Minutes
April 28th, 2025

10. Adjournment. Mr. Osborne moved to adjourn the meeting at 8:02 PM, Mr. Auchey 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*
- *Sketch Plans: 7 days prior to the PTPC meeting*