

Paradise Township York County
 Planning Commission Minutes (Regular Meeting)
 December 27, 2021

1. Call to Order. Mr. Barnes called the PTPC regular meeting to order at 7:00 pm.
2. Attendance. Attendance at the meeting included the commission members, township engineer, township zoning officer, two design firms and six others.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Mr. Kevin Barnes	Mr. Neal Doyle	Mr. Clark Craumer	Benton Jackson
Mr. Korry Beard	Mr. Doug Stambaugh	Mr. Kris Raubenstine (HLS)	5x others
Mr. Brent Auchey			
Mr. Barry Schuchart			
Mr. Matt Osborne			

4. Approval of November 22, 2021 PTPC meeting minutes. Mr. Auchey made a motion to approve the previous meeting minutes as written. The motion was seconded by Mr. Schuchart and was passed unanimously.

5. Citizen's Concerns. There were no citizen's concerns brought forth.

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided a summary report of the December 13, 2021 Supervisor's meeting. Highlights of the Supervisor's meeting included: resignation of Mr. Robert Nivens from the PTPC and tax collector positions; York County tax collector will assume tax collectors duty with Mr. Nivens' resignation; supervisor's planned reorganization meeting scheduled for January 3, 2022; adopted annual budget with no local tax increase.

b. Miscellaneous. Nothing significant to report.

c. Zoning Officer. Mr. Doyle explained that 2022 will be a busy year for development and construction with a planned increase of 308 homes.

7. Sketch Plans

a. 6782 Lincoln Highway, Owner: BP Real Estate Inv. Grp. // Preparer: Gordan Brown & Assoc. Inc. Representation for this sketch plan was not present at the meeting.

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b. Spring Run Estates (Peterson) // Preparer: Hanover Land Services. Mr. Kris Raubenstine from Hanover Land Services (HLS) was present to discuss the current version of the Spring Run Estates sketch plan in an effort to incorporate PTPC recommendations into future design revisions. The PTPC highlighted the following concerns/recommendations:

1. The township is requesting a developer's agreement. Mr. Raubenstine acknowledged that the developer's council is aware of this request and is working with CGA.

2. The township is requesting an independent traffic survey to assess the impact of local roadways and intersections including Country Club Road, Lincoln Highway, Maple Grove Road and PA Route 194. This supporting road network lies in two counties and three separate municipalities.

3. Township ordinance describes different set back requirements for homes with forward facing garages (30 ft) and no forward facing garages (25 ft).

4. Township ordinance requires three off street parking spaces per unit.

5. Township ordinance requires 500 ft between intersections, the current sketch appears to have intersections that are closer than 500 ft.

6. The PTPC recommends consideration for a right of way or cul-de-sac extension to the adjacent property (Donna Craumer) in the event that future development persists to the east.

7. The PTPC recommends consideration for improvement to Mary Street and Charles Street to enable sufficient access to Lincoln Highway.

c. 7348 Lincoln Highway, Owner: Benton Jackson // Preparer: Hanover Land Services. Mr. Benton Jackson and Mr. Kris Raubenstine from HLS were present to discuss future multi-use plans for the Jackson property at 7348 Lincoln Highway. The property is currently used as a retail furniture store; Mr. Jackson desires to convert the lower level of the barn structure into a small events venue. Mr. Jackson explained that both uses likely would not function during the same time periods and that the viability of

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the small event space could cause him to cease operations in the retail furniture business in the future. The below listed issues were discussed:

1. Parking. PTPC recommends that the design call for fixed barriers along Lincoln Highway so as to create defined ingress and egress points to the property. HLS will contact PENNDOT to determine ingress and egress requirements. A zoning hearing board would be required to request parking reduction if the Mr. Jackson can prove that the small events venue use and retail furniture use would not occur during the same business hours. There is an area south of the existing parking area that was formally gravel but is now overgrown with grass. If the parking area needs to be extended into this area, the area would be considered pervious ground and therefore be subject to storm water management requirements if it we to be converted into impervious area.

2. Septic. Mr. Jackson has concerns about the antiquated septic system/drain field being able to support the small events venue water use. He inquired about regulations for install of a holding tank(s) that would be pumped out on a periodic basis. Ordinance 1973-3 which cover holding tanks was provided to Mr. Jackson.

8. Old Business.

a. Tall Grass Meadows Ph II, Preparer: KPI Technology, Plan expiration January 11, 2022. There was no representation for this project at the meeting. Mr. Barnes reported that there is a meeting scheduled for January 6, 2022 at GHI, Inc between J.A. Myers, KPI Technology, GHI to review Mr. Stambaugh's comments on the plan. The township is pending receipt of a plan extension request. Mr. Schuchart made a motion to postpone discussion on the plan and Mr. Auchey seconded the motion. The motion passed unanimously.

b. Jason M. Bross Land Development, Preparer: Jack N. Powell, PE, Plan expiration January 23, 2022. There was no representation for this project at the meeting. Mr. Doyle reported that he participated in an on-site visit of the Bross barn with CGA on December 14, 2021. Mr. Doyle explained that the barn, which had been previously used as a wedding venue in 2021, is nearly 95% built out on the inside with,

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electric service, indoor plumbing, kitchen, tap system, etc. The Township's goal is for Mr. Bross to meet requirements to have the structure properly permitted for the desired use of the barn as a wedding venue. CGA will be meeting with Mr. Bross' council during the last week of December 2021 to work out the building use and permitting issues and to determine if a variance is required. The PTPC expects representation for this project at the January 2022 PTPC meeting. Mr. Auchey made a motion to postpone discussion on the plan and Mr. Osborne seconded the motion. The motion passed unanimously.

c. Paradise Village Ph II, Preparer: Clark Craumer, PLS, Plan expiration March 26, 2022. Mr. Clark Craumer was present to discuss Mr. Stambaugh's most recent comments on the development plan. The recreation fees, surety bond and approval of TDRs for 13 additional lots that are noted on the plan are still pending. Mr. Craumer explained that the TDR process is going through a title search from a new donor farm due to the inability of Mr. Walker to provide TDRs. Mr. Craumer requested PTPC's recommendation for conditional approval of the plan despite the TDRs not being finalized. Mr. Schuchart made a motion to postpone recommendation action on this plan until TDRs are approved and the other outstanding items are completed. Mr. Auchey seconded the motion and the motion passed unanimously with Mr. Barnes abstaining from the vote.

9. New Business.

a. Gerald Bortner Subdivision, Preparer: Clark Craumer, PLS, Plan expiration June 25, 2022. Mr. Clark Craumer was present to discuss Mr. Gerald Bortner's plan to subdivide his 130 acre parcel at 837 Big Mount Road into two tracts. He desires to retain a 10 acre portion along Big Mount Road that contains a home, barn and out buildings as a residual tract (Lot 1) and create a 120 acre parcel of agricultural use farm land (Lot 2). Mr. Craumer reported that there have been a total of five lots created from the original tract since 1977. Four lots along Admire Road were created previously, plus the current residual tract of 130 acres totals five lots. Mr. Stambaugh and the

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PTPC explained GHI Comments from December 21, 2021. Of particular note to Mr. Stambaugh's comments, the following was discussed in detail:

1. Lot size and land use (ZONING). If lot 1 is retained in its current use (agricultural), then it does not meet the minimum agricultural lot size of 25 acres as described in the zoning ordinance. If the land use of lot 1 is changed to residential, then the planned 10 acre size exceeds the maximum allowable residential lot size of 90,000 sf as described in the zoning ordinance.

2. Access to lot 2 (SALDO). Mr. Craumer explained that access to lot 2 would be via a farm lane off of Admire Road and would be strictly agricultural. Mr. Beard made a motion to postpone action on this project. The motion was seconded by Mr. Osborne and passed unanimously.

b. Small Wireless Facilities Ordinance. Mr. Barnes that 5G cell coverage is becoming more popular and that cell providers do not always use traditional cell towers to mount 5G antennas. Rather, 5G antennas are relatively small, cylindrical devices that are mounted to utility poles and light poles, etc. PA Act #50-2021 enables local municipalities to apply regulation to and charge fees for install of these antennas within township borders; CGA provided the PTPC with a draft ordinance for our review. Mr. Doyle reported that he has not received any correspondence from cell providers on this topic but assumes that 5G in the township is inevitable. Mr. Schuchart made a motion to postpone discussion on this topic until the PTPC has an opportunity to review the draft ordinance in detail. Mr. Auchey seconded the motion and the motion was passed unanimously. The topic will be included on the next PTPC agenda.

10. Adjournment. Mr. Schuchart made a motion to adjourn at 8:37 pm, Mr. Beard seconded the motion and was passed unanimously.