

Paradise Township York County
Planning Commission Minutes
May 23, 2022

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. Neal Doyle		Kevin and Jodee Fessler
Mr. Korry Beard (telephone)	Mr. Doug Stambaugh		
Mr. Brent Auchey			
Mr. Matt Osborne			
Mr. Mark Bentzel			3 others

4. Approval of April 25, 2022 PTPC meeting minutes. Mr. Bentzel made a motion to approve the previous meeting minutes as written. The motion was seconded by Mr. Osborne and was passed unanimously.

5. Citizen's Concerns.

a. n/a

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Doyle gave an update on the bridge repair. Mr. Barnes noted that the recreational fee ordinance and the small wireless facilities ordinance was approved. The energy ordinance will require a zoning update and is currently with CGA.

b. Miscellaneous.

c. Zoning Officer. Mr. Doyle provided an update from the May zoning hearing boards. The Woodland Dr. requested 41' rear setback was approved as recommended. The Lincoln Highway special exception was approved for use as storage units and the variances for setbacks, drive width and coverages were approved as recommended.

7. Zoning Requests.

a. Kevin and Jodee Fessler, Locust Lane. The Fesslers own a trucking business and they are requesting to change their 3 acre property from MDR to commercial. If the rezoning is approved they plan to build a maintenance shop for their fleet of trucks on

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the property. The maintenance shop will require a special exception and a land development plan. Mr. Barnes motioned to recommend approval of the rezoning to the board of supervisors, Mr. Osborne seconded the motion and the motion passed unanimously.

8. Sketch Plans

a. n/a

9. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Preparer: KPI Technology, Plan expiration July 12, 2022. There was no representation at the meeting. Mr. Auchey made a motion to postpone, the motion was seconded by Mr. Bentzel and was passed unanimously.

b. Jason M. Bross Land Development, Preparer: Hanover Land Services, Plan expiration October 09, 2022. There was no representation at the meeting. Mr. Bentzel made a motion to postpone, the motion was seconded by Mr. Auchey and was passed unanimously.

c. New Era Land Development Plan - 7415 Lincoln Hwy. / (Fred and Linda O'Brien), Preparer: Jack N. Powell PE, Plan Expiration August 27, 2022 There was no representation at the meeting. Mr. Osborne made a motion to postpone, the motion was seconded by Mr. Bentzel and was passed unanimously.

d. Ronald and Lona Mellott Subdivision, Preparer: Hanover Land Services, Plan expiration October 21, 2022 There was no representation at the meeting but Mr. Doyle noted that he answered some questions from Hanover Land. Mr. Beard made a motion to postpone, the motion was seconded by Mr. Bentzel and was passed unanimously.

10. Ordinances / Other Business.

a. Zoning Ordinance Amendment – Residual Tract in Agricultural Zone (OLD)
The commission compared the two previously recommended suggestions and determined that the recommendation from Mr. Barnes is the most suitable update. Mr.

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Barnes made a motion to amend section 404.B.3.b. of the zoning ordinance to read as follows:

“All lots created by subdivision shall meet the minimum and maximum lot area and minimum lot width requirements of Section 402. However, the residual tract does not need to meet the maximum lot area requirements of Section 402 provided the use of the lot does not change from the principle use that which existed for the parent tract prior to the subdivision. (For example – A farm as defined in this ordinance has a principle use of agriculture; therefore the residual tract from the subdivision of the farm would need to maintain that agricultural use.”

The motion was seconded by Mr. Beard and was passed unanimously. Mr. Barnes will send the recommendation to the BOS and to CGA.

b. Mr. Beard asked about the status of the TDR amendment recommendations. Mr. Doyle noted that the amendment is not at York County yet and that he would email CGA.

11. Adjournment. Mr. Bentzel made a motion to adjourn the meeting at 7:45 pm. The motion was seconded by Mr. Auchey and was passed unanimously. The next meeting is scheduled for June 27th at 7:00 pm.