

Paradise Township York County
 Planning Commission Minutes
 March 28, 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	Mr. Clark Craumer, PLS	3 others
Mr. Korry Beard	Mr. Doug Stambaugh		
Mr. Matt Osborne			
Mr. Brent Auchey			

4. Approval of February 28, 2022 PTPC meeting minutes. Mr. Auchey 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. None.

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided a summary of the March 2022 Supervisor's meeting. Highlights of the supervisor's meeting included: approval of waivers for the Bortner plan, approval of 90 day extension (June 24, 2022) for the Paradise Village plan, BP Real Estate will likely apply for a zoning hearing board for 6782 Lincoln Hwy land development plan, North Schoolhouse Rd bridge is under construction, road material bids for 2022 approved, approval of funds to purchase a newer engine and SCBA gear.

b. Miscellaneous. none

c. Zoning Officer. Mr. Doyle provided the following updates on the March zoning hearing board for Jason Bross: the board approved full weekend use of the barn as a wedding and special events venue with a maximum occupancy of 150 people, Mr. Bross hired a new engineering firm to execute the land development plan, the events venue and glamping uses will be combined into one land development plan, the land development plan will require an extension. Mr. Doyle provided additional updates to other initiatives: no additional correspondence from Rutter's, Paradise Village TDRs are

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Planning Commission Minutes
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still with CGA (Mr. Doyle will email to request status), small wireless facilities ordinance is with CGA for review, adjustment to TDR ordinance is with CGA for review.

7. Zoning Hearing Applications none

8. Sketch Plans none

9. Old Business.

a. Tall Grass Meadows Ph II, Preparer: KPI Technology, Plan expiration April 12, 2022. No representation present to discuss this plan. Mr. Stambaugh is reviewing the most recent version of the plan, an internal meeting is required between GHI and KPI prior to KPI bringing the plan back to the planning commission meeting. Mr. Auchey made a motion to postpone action on the plan, the motion was seconded by Mr. Beard and the motion carried unanimously.

b. Jason M. Bross Land Development, Preparer: Jack N. Powell, PE, Plan expiration April 24, 2022. Mr. Osborne made a motion to postpone action on this plan, the motion was seconded by Mr. Auchey and the motion passed unanimously.

c. Gerald Bortner Subdivision, Preparer: Clark Craumer, PLS, Plan expiration June 25, 2022. Mr. Clark Craumer was present to discuss this plan relative to the GHI comments sheet dated 3/28/2022. The area north of the 10 acre plot is now designated as a non-building area. Mr. Craumer will renumber the previously subdivided lots into 1, 2, 3, and 4. The 10 acre lot will be lot 5 and the remaining agricultural tract will be lot 6. The only outstanding comments are SALDO 2 (recreation fees), 4 (road improvements), which will be addressed by the supervisors and 3 (notarized signatures on the plan) which will be completed by Mr. Craumer. Mr. Beard made a motion to recommend conditional approval of the plan contingent on SALDO items 2, 3 and 4 being completed, the motion was seconded by Mr. Auchey and the motion passed unanimously.

d. 7415 Lincoln Highway. / New Era Land Development Plan (Fred and Linda O'Brien), Preparer: Jack Powell PE, Plan Expiration August 27, 2022. There was no

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Planning Commission Minutes
March 28, 2022

representation present to discuss this plan. Mr. Osborne made a motion to postpone discussion on this plan, the motion was seconded by Mr. Auchey and was passed unanimously.

10. New Business.

a. Zoning Ordinance Amendment (Residual Tract in the Agricultural Zone). The commission engaged in a discussion about how to better define the term residual tract in the zoning ordinance. Mr. Beard recommended that the residual tract could be the parcel that is remaining after a subdivision that still retains building rights. This recommendation correlates to the definition of parent tract where residual tract is defined as “lands left after the subdivision.” Due to the complexity of this issue, Mr. Osborne made a motion to postpone discussion on this topic, the motion was seconded by Mr. Auchey and was passed unanimously.

b. Energy Ordinance Amendment (Solar / Wind). Mr. Barnes merged two ordinances from 2015 and 2020 that address both commercial and residential use wind and solar power generation systems. The commission reviewed the document in detail with Mr. Barnes recording the notes. Mr. Auchey made a motion that Mr. Barnes would modify the digital ordinance document prior to the next Supervisor’s meeting. Mr. Osborne seconded the motion and the motion passed unanimously.

c. Local Government Advisory Committee. Mr. Barnes explained that the local government advisory committee is a new county organization made up of various municipal officials from across the County that is aimed at increasing communication and collaboration. Meetings will be Mondays at 1000 in person and via zoom. Based on availability, Mr. Doyle or Mr. Barnes will attend and Mr. Barnes will include monthly minutes in the PTPC google drive folder.

11. Adjournment. Mr. Osborne made a motion to adjourn at 8:50 pm, Mr. Auchey seconded the motion and the motion passed unanimously.