

Paradise Township York County
 Planning Commission Minutes
 March 27, 2023

1. Call to Order/Pledge to the Flag. Mr. Barnes called the meeting to order at 7:00 PM.

2. Attendance.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Mr. Kevin Barnes	Mr. Neal Doyle ZO/BCO	Steven Petrovich, SLS & Geo	Tom and Linda King
Mr. Korry Beard	Mr. Doug Stambaugh, PLS/SEO	Steve Hackett, SDC	Charles Bales
Mr. Matt Osborne		Adam Anderson, SDC	Josh Mellinger (BP Real Estate)
Mr. Mark Bentzel			4 others
Mr. Brent Auchey			

3. Approval of February 27, 2023 PTPC meeting minutes. Mr. Beard moved to approve the February minutes as written. The motion was seconded by Mr. Osborne and was passed unanimously.

4. Citizen's Concerns.

a. n/a

5. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Barnes provided relevant updates from the most recent BOS meeting. The Jason Bross LDP received a time extension to July 2023. The Fawcett LDP was approved. The CHR Corporation (Rutter's) LDP was approved but CHR will be required to dedicate an additional 5 foot right of way along Lincoln HWY to the TWP.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle reported that the King subdivision will require a time extension and that the Tall Grass LDP will submit an extension request prior to the April 10th BOS meeting.

6. Zoning Requests.

a. Charles Bales, 79 North Ridge Road, Variance Request. Mr. Charles Bales was present to discuss his request for a variance to ZO 503.G.2. Mr. Bales' property requires a 50 foot side set back but is requesting to construct an attached garage on the right side of his home that will only allow for a 20 foot set back. Due to the dimensions

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of the lot and positioning of the home, placing the garage to the right of the home as requested is the most practical and aesthetically pleasing option. Mr. Bales is willing to plant additional hedge trees along the southern property line if needed and is confident on property corners as a result of a recent survey. Mr. Bentzel moved to recommend approval of the variance. The motion was seconded by Mr. Beard and the motion was passed unanimously. The zoning hearing board will review the variance request on April 19th at 7:00 pm.

7. Sketch Plans

a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: KPI Technology, Plan expiration April 11, 2023. There was no representation at the meeting, but Mr. Doyle reported that there is a pending meeting between KPI Technology and the Army Corps of Engineers regarding wetlands on the property. Mr. Osborne moved to postpone discussion on the plan. The motion was seconded by Mr. Auchey and was passed unanimously.

b. Jason M. Bross Land Development, Designer: Hanover Land Services, Plan expiration July 9, 2023. There was no representation at the meeting. Mr. Auchey moved to postpone discussion on the plan. The motion was seconded by Mr. Osborne and was passed unanimously.

c. New Era Land Development Plan - 7415 Lincoln Hwy. / (Fred and Linda O'Brien), Designer: Jack N. Powell PE, Plan Expiration August 1, 2023. There was no representation at the meeting, but Mr. Doyle reported that the applicant is working with PennDOT regarding ingress and egress off of Lincoln Highway and that there is a new fence along Beaver Creek Road to the north. Mr. Beard moved to postpone discussion on the plan. The motion was seconded by Mr. Bentzel and was passed unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration April 22, 2023. Mr. Petrovich and Mr. King were present at the meeting to discuss the subdivision. Mr. Barnes resent the ZHB results to Mr. Petrovich that were

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originally provided on March 14th. Mr. Stambaugh discussed the outstanding issues with the subdivision plan:

- The freshwater emergent wetland on Lot #1 shows 10' setback but requires a 25' setback.
- The perc test only has hole located with no probes shown. The plan requires two sets of percs and probes on Lot #2.
- The plan needs signatures.
- The BOS will have to determine if road improvements or fee in lieu of improvements are required for Jacobs Mill Road.
- Lot #2 is within ¼ mile of the 10mg/L nitrite zone on the Township's act 537 plan which restricts on lot sewage disposal systems. This restriction is not waivable at the township level and requires PA DEP waiver. Mr. Stambaugh submitted various emails and phone calls to the DEP to inquire about the process to request waiver of act 537 restrictions with no response. Written guidance via email from CGA (Evan Gable) recommends that "the onus is now on the property owner to come up with something because the TWP has law that will prohibit on-lot septic in this case."

Mr. Beard moved to suspend discussion on the plan until an answer from DEP is obtained. The motion was seconded by Mr. Bentzel and was approved unanimously.

e. BP Real Estate Investment Group LP (6782 Lincoln Highway), Designer: Site Design Concepts, Plan Expiration May 20, 2023. Mr. Hackett and Mr. Anderson from SDC and Mr. Mellinger from BP Real Estate were present to discuss an updated sketch plan. The updated plan has not been submitted to PennDOT yet but includes only two driveways and two storage buildings with internal facing doors. This updated design enables a 35' turning radius at Lincoln HWY and maintains the same SF and unit QTY for the owner. The approved variance for driveway width was for a driveway with storage units only on one side (20' requirement with approved variance for 18'). The minimum driveway width for storage units on both sides is 24'; Mr. Doyle will email Attorney Ruth to determine if the previously approved variance can be used on the updated plan or if it needs to be reviewed by the ZHB again. In the event that the ZHB needs review the driveway width variance again, Mr. Auchey moved to recommend

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approval of a variance to ZO 1333.A. to allow an 18' driveway width. Mr. Osborne seconded the motion, and the motion was approved unanimously. Mr. Auchey moved to suspend discussion on the plan. The motion was seconded by Mr. Beard and was approved unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Bentzel moved to adjourn the meeting at 7:45 pm. Mr. Osborne seconded the motion, and the motion was approved unanimously.