

Paradise Township York County
 Planning Commission Minutes
 April 24, 2023

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/SEO	Steven Petrovich, SLS & Geo	Tom and Linda King
Mr. Korry Beard		Attorney Brian Linsenbach	3 others
Mr. Mark Bentzel			
Mr. Brent Auchey			
Mr. Matt Osborne			

4. Approval of March 27, 2023 PTPC meeting minutes. Mr. Auchey moved to approve the March PTPC minutes as written, Mr. Bentzel seconded, and the minutes were approved unanimously.

5. Citizen's Concerns.

a. n/a

6. Communications.

a. Paradise Township Supervisor's Meeting (PTSM) Report. Mr. Beard provided a summary of the April 10th BOS meeting including the following topics: approval of LDP extensions for Tall Grass (new expiration October 10th 2023) and Clifford/Linda King (new expiration July 11th, 2023); Beaver Creek road bridge survey work is complete, pending design, Hamilton TWP requesting additional right of way to account for abutment; Immaculate Heart of Mary requesting additional crosswalk lighted sign on Canal Road, Church will fund project for a solar powered crosswalk sign; approved proposals for annual aggregate, road sealing emulsion and cold patch.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Barnes provided an update because Mr. Doyle was unable to be present at the meeting. The Bales and BP real Estate zoning hearing boards were both approved. Mrs. Bross recently reported that septic perc tests passed and that they are getting closer to submitting a final plan.

Paradise Township York County
Planning Commission Minutes
April 24, 2023

7. Zoning Requests.

a. n/a

8. Sketch Plans

a. n/a

9. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: KPI Technology, Plan expiration October 10th, 2023. There was no representation at the meeting. Mr. Stambaugh did not have any updates on whether the wetlands meeting with US Army Corps of Engineers occurred. Mr. Bentzel moved to postpone discussion. Mr. Osborne seconded, and the motion 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. Bentzel moved to postpone discussion. Mr. Auchey seconded, and the motion 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. Mr. Beard moved to postpone discussion. Mr. Osborne seconded, and the motion passed unanimously.

d. Clifford and Linda King Subdivision, Designer: SLS & Geomatics, Plan expiration July 11th, 2023. Mr. Petrovich, Attorney Linsenbach, Tom King and Linda King were present. Mr. Stambaugh explained the feedback from DEP (Carrie Wilt) regarding the on lot septic process. Mr. King must perform a water test to determine if the nitrates in the water are greater or less than 10mg/L. If the nitrates are greater than 10mg/L, then on-lot septic disposal on lot 2 is not authorized. If the nitrates are less than 10mg/L, then a preliminary hydro study is required to determine the minimum lot size. Results of the hdyro study, water tests and perc tests will be enclosed with the DEP planning module for DEP approval. Pending approval of the on-lot septic, Mr. Stambaugh also noted that a well must be drilled on the property in order to approve the

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Planning Commission Minutes
April 24, 2023

subdivision. The drawing is near complete with a few small administrative corrections that are noted in the most recent GHI comment letter. Mr. Bentzel moved to postpone discussion. Mr. Auchey seconded, and the motion passed unanimously.

e. BP Real Estate Investment Group LP (6782 Lincoln Highway), Designer: Site Design Concepts, Plan Expiration May 20, 2023. Mr. Barnes remoted that BP Real Estate is working on a revised plan to reflect the most recent zoning hearing board approval. There was no representation at the meeting. Mr. Bentzel moved to postpone discussion. Mr. Beard seconded, and the motion passed unanimously.

f. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration October 16, 2023. There was no representation at the meeting. Mr. Auchey moved to postpone discussion. Mr. Osborne seconded, and the motion was passed unanimously.

10. Ordinances / Other Business.

a. n/a

11. Adjournment. Mr. Osborne moved to adjourn the meeting at 7:37 pm. Mr. Auchey seconded, and the motion passed unanimously.