

Paradise Township York County  
 Planning Commission Minutes  
 February 26, 2024

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	Neal Doyle ZO/BHO	none	2 others
Mr. Korry Beard	Mr. Doug Stambaugh PLS/SEO		
Mr. Brent Auchey			
Mr. Matt Osborne			
Mr. Mark Bentzel			

3. Approval of 22 January 2024 PTPC meeting minutes. Mr. Auchey moved to approve the January PTPC minutes as written, Mr. Beard second, and the motion passed unanimously.

4. Citizen's Concerns.

a. none

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Beard provide a summary from the February BOS meeting:

- The King subdivision was conditionally approved pending payment of fees and final signatures.
- The French subdivision was conditionally approved pending signatures and addition of a note that prevents use of the lot #3 10-foot strip to Lincoln Highway as an access way.
- Approval for Republic Services to change trash pickup to every resident in the township on Thursdays was approved. The schedule change will take effect during the week of March 4<sup>th</sup>.
- The township donation summary for 2024 to various local EMS, recreation organizations and community organizations totals approximately \$83,300.
- Summer in Paradise is scheduled for June 7<sup>th</sup>, 2024, and will include food trucks and fireworks but no movie presentation.

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- Upon receipt of all remaining funding from FEMA and PEMA, the township will have received \$749,771.75 to aid in required repairs resulting from Hurricane Ida storm damage.

b. Miscellaneous. none

c. Zoning Officer. Mr. Doyle reports that the zoning hearing board approved the New Era and Rebound towing zoning requests with few minor conditions. The conditions of the approvals will be managed as a part of each land development plan submission. The township anticipates the final draft of the ordinance codification by early April. There have been discussions between the JW Paving attorney and the township solicitor related to the anticipated land development plan. JW Paving received permission for multiple uses at their property on Canal Road, but the township has not received a LDP to date. The LDP is required to establish previously approved uses at the site.

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan expiration April 9, 2024. There was no representation at the meeting. Mr. Barnes reported that a new revision to the plan is pending from the new design firm. Mr. Bentzel moved to postpone discussion on the plan, Mr. Osborne seconded, and the motion passed unanimously.

b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration June 11, 2024. There was no representation at the meeting. Mr. Barnes reported that updates to the planning module and land development plan

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comments are pending. Mr. Bentzel moved to postpone discussion on the plan, Mr. Auchey seconded, and the motion passed unanimously.

c. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration April 3, 2024. There was no representation at the meeting. Mr. Beard moved to postpone discussion on the plan, Mr. Auchey seconded, and the motion passed unanimously.

9. Ordinances / Other Business.

a. Accessory Dwelling Units – Mr. Doyle reported that over the last 12-24 months, the township has experienced an increase in residences with in-law quarters being used as rental properties. The township does not currently have an ordinance in place to govern the conversion and use of a single-family dwelling that can accommodate accessory dwelling units, such as in-law quarters for aging or disabled family members. However, the Multi-Family Conversion use which is permitted by special exception in most zones and has specific criteria in ZO 1324 that does govern conversion of existing single family detached dwellings into multi-family dwellings. The planning commission discussed the need for accessory dwelling unit management so that residents are able to legally modify existing single family detached dwellings to accommodate the co-inhabitation of family members. The planning commission also discussed that the liberty given to residents to accommodate dependent family members should not be expanded to include multi-family inhabitation or full rental situations. The planning commission reviewed a current Jackson Township ordinance for accessory dwelling units. Mr. Osborne made a motion to take one month to review the Jackson Township ordinance in more depth and to continue the discussion at the March 2024 PTPC meeting. Mr. Auchey seconded, and the motion was carried unanimously. In light of the permissive nature of the current Multi-Family Conversion use in the ZO, Mr. Beard moved to recommend full removal of Multi-Family Conversion from all zoning districts and subsequently remove ZO 1324. Mr. Osborne seconded, and the motion passed unanimously.

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10. Adjournment. Mr. Bentzel moved to adjourn the meeting at 7:47 pm. Mr. Beard seconded, and the motion passed unanimously.

*Documents Submission Deadlines – The Paradise Township Planning Commission (PTPC) requires applicants to submit plans for inclusion in the monthly meeting agenda in accordance with the below listed timelines. The PTPC reserves the right to defer formal action on any plan that is submitted after the deadline.*

- *New Plans: 28 days prior to the PTPC meeting*
- *Revised Plans: 14 days prior to the PTPC meeting*
- *Sketch Plans: 7 days prior to the PTPC meeting*