

Paradise Township York County
Planning Commission Agenda
March 25, 2024

1. Call to Order/Pledge to the Flag. The meeting was called 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	Neal Doyle ZO/BHO		3 others
Mr. Korry Beard	Mr. Doug Stambaugh PLS/SEO		
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			

3. Approval of February 26th PTPC meeting minutes. Mr. Auchey moved to approve the February minutes as written. Mr. Beard seconded and the motion passed unanimously.

4. Citizen's Concerns.

a. n/a

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes reported that there is a pending intergovernmental agreement between the Spring Grove Parks and Recreation Association to approve admittance of the Seven Valleys Boro into the organization.

b. Miscellaneous. Mr. Doyle and Mr. Barnes are currently attending a multi-day community planning course through the Pennsylvania Municipal Planning Education Institute (PMPEI). The course is sponsored by the York County Planning Commission.

c. Zoning Officer. Mr. Doyle reported that the township will partner with Jackson Township in the future to update the 2006 comprehensive plan.

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. n/a

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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 but the design firm did request a 6-month LDP extension to October 9, 2024. Mr. Beard moved to postpone discussion. The motion was seconded by Mr. Osborne and 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. Based on open-source advertising, the township confirmed that the landowner is operating two glamping sites without proper approval. Current delinquencies in the LDP include: no glamping site layout details, the plan is based off of deed plot and not survey, there is no NDPS or PENNDOT, the neighboring well proximity to the proposed septic is not referenced, detail parking lot or driveway contours are not noted, environmental district features are not labeled, and there is has been no staffing with the Dover Township planning commission or BOS. Township solicitor is in discussion with the landowner to request administrative access to the site. Mr. Beard moved to postpone discussion. The motion was seconded by Mr. Bentzel and passed unanimously.

c. Kenneth M. Grim Subdivision (5931 W. Canal Road), Designer: Clark P. Craumer LLC, Plan Expiration April 13, 2024. There was no representation but the design firm did request a 90-day LDP extension to July 12, 2024. Mr. Bentzel moved to postpone discussion. The motion was seconded by Mr. Auchey and passed unanimously.

9. Ordinances / Other Business.

a. Accessory dwelling units / Multi-family conversions. The PTPC continued discussion on the modifications of the multi-family conversions and inception of an accessory dwelling unit ordinance. Mr. Barnes will update the draft document for further discussion at the April PTPC meeting. Additionally, Mr. Barnes and Mr. Doyle will seek clarification from legal counsel on whether the BOS would be able to grant relief from specific accessory dwelling unit requirements or if relief would have to be granted via a

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zoning hearing board. Mr. Beard moved to postpone discussion and was seconded by Mr. Auchey. The motion passed unanimously.

10. Adjournment. Mr. Auchey moved to adjourn the meeting at 7:53 pm. Mr. Osborne 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*