

Paradise Township York County
 Planning Commission Minutes
 April 22, 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	Grant Anderson, SDC	Jeffery and Darlene Flemmens
Mr. Korry Beard	Mr. Doug Stambaugh PLS/SEO		Jason, Dakota, Josh Yohe
Mr. Brent Auchey			2 others
Mr. Matt Osborne			
Mr. Mark Bentzel			

3. Approval of March 25th PTPC meeting minutes. Mr. Bentzel moved to recommend approval of the March 25th PTPC minutes pending an administrative correction to the header of the document. Mr. Auchey seconded and the motion passed unanimously.

4. Citizen's Concerns.

a. None.

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided an update from the April BOS meeting including: land development plan extensions for Kenneth Grim and Tall Grass Meadows, and a summary of the 2024 road material bids.

b. Miscellaneous. Mr. Doyle reported that Rebound Towing is completing additional survey work, after which they will discuss permit requirements with PennDOT prior to submitting their LDP. Mr. Barnes and Mr. Doyle completed the community planning course.

c. Zoning Officer. Mr. Doyle reported that the township received multiple complaints about the JW Paving property on Lincoln highway. The township solicitor is in contact with the applicant to discuss the requirement to complete the land development plan.

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6. Zoning Requests.

a. Jeffery and Darlene Flemmens (393 Moulstown Road) – Mr. Flemmens presented his request for a variance to the side setback in the rural conservation district prescribed in ZO 503.G.2. Mr. Flemmens is planning to demolish the existing home at 393 Moulstown Road and construct a new home in its place. The property width of 112' will limit his ability to adhere to the minimum 50' side setback requirements on both sides of the home. Mr. Flemmens is requesting for one of the side setbacks to be approximately 24' which is similar to the position of the preexisting structure. Mr. Flemmens also noted that his current plan violated the front setback. Mr. Flemmens estimates that he may be able to adjust the current plan to comply with the setback. Mr. Strickhouser who lives at the neighboring property on the south side was present and posed no objection to the variance request. Ms. Fetterman who lives at the neighboring property to the north and who would be most affected by the variance request was not present. The PC recommended that Mr. Flemmens contact Ms. Fetterman to request her presence at the zoning hearing board because her favorable recommendation would be beneficial for his case. Mr. Beard moved to recommend approval of the side setback request and approval of the front setback request if the applicant can demonstrate the need for a front setback variance to the ZHB. Mr. Bentzel seconded and the motion passed unanimously.

b. JJD Group, LLC (7519 Lincoln Highway). Jason Yohe presented his tentative plan to add additional mobile homes to a recently purchased property at 7519 Lincoln Highway. At the time of the meeting, Mr. Yohe had not submitted a formal zoning hearing board application.

7. Sketch Plans

a. JJD Group, LLC (7519 Lincoln Highway). Mr. Jason Yohe and Mr. Grant Anderson provided a sketch plan that involves the addition of approximately 12 new mobile home units to 7519 Lincoln Hwy. Most of the new units are proposed to be positioned on the southern side of the property immediately next to Lincoln Hwy. This

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area previously served as the sales lot for Chesapeake Mobile Home Sales. The applicant proposes removing the existing pavement and replacing it with grass and construction of a 5' tall earthen berm with double row of trees between Lincon Hwy and the mobile homes. The sketch plan was provided to the TWP in advance of the Planning Commission Meeting. In the interest of providing the best feedback to the applicant, Mr. Barnes prepared a letter noting various sections of the ZO and SALDO that the applicant may want to review as part of their application. The applicant was advised the items listed in the letter may not contain all areas of comment or relief required, and that they should consult with their designer and attorney to ensure their application complies with the ordinances or a related relief request filed. The PC noted that the applicant may not need to address SALDO related issues as part of a forthcoming Zoning Hearing application, it was highly recommended that they do so to ensure that the plan being put before the Zoning Hearing Board would not have to undergo significant changes that would trigger an additional Zoning Hearing due to SALDO related changes. The Planning Commission also recommended that the applicant have preliminary discussion on SALDO related relief with the Board of Supervisors in advance of the Zoning Hearing to determine if any of the areas of relief from the SALDO they may request would be a holdup for the BOS and may alter the Zoning application. The Applicant was also informed that this plan will require Land Development approval, a PennDOT Highway Occupancy Permit, and approval from the Abbottstown Paradise Joint Sewer Authority. This tentative plan requires relief from several sections of the ZO so the TWP anticipates receipt of the application prior to the May Zoning Hearing Board. The Planning Commission offers the following recommendations regarding items of potential relief that might be requested.

This tentative plan requires relief from several sections of the ZO.

(1) The applicant is requesting a special exception to ZO 702.B which only allows a mobile home park in the medium density residential zone by special exception. Mr. Bentzel recommended approval, Mr. Osborne seconded and the motion passed unanimously.

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(2) The applicant is requesting a variance to ZO 1323.B because the existing lot size of 4.8 AC does not meet the 10 AC minimum required for a mobile home park. Mr. Bentzel recommended approval, Mr. Auchey seconded and the motion passed unanimously.

(3) The applicant is requesting a variance to ZO 1323.D. which requires bringing the existing private street up to township road standards which includes a 32-foot cartway, 50-foot right-of-way, and installation of curbing and sidewalk. The applicant discussed that complying with this section would impact feasibility of the project due to the existing roadway having a 30' cartway, the location of the existing mobile homes on the north side of the roadway, and the limited space on the south side of the roadway. Mr. Auchey recommended approval, Mr. Osborne seconded and the motion passed unanimously.

(4) The applicant is requesting a variance to ZO 1323.E. to allow more units on the property than what are authorized by the calculation in the ZO. The calculation in the ZO would allow 23 units on the property, the current plan proposes 27 units. Mr. Bentzel recommended approval, Mr. Beard seconded and the motion passed unanimously.

(5) The applicant is requesting a variance to ZO 1323.I. which prescribes a minimum 24'x50' concrete pad size for each mobile home. The applicant is requesting to use a minimum 14'x50' pad size in order to reduce impervious on the property. Mr. Bentzel recommended approval, Mr. Auchey seconded and the motion passed unanimously.

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: IDP Consulting, Plan expiration October 9, 2024. There was no representation at the meeting. Mr. Auchey 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.

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Mr. Beard 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 July 12, 2024. There was no representation at the meeting. Mr. Bentzel moved to postpone discussion on the plan. Mr. Osborne seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Accessory dwelling units / Multi-family conversions. Mr. Barnes provided an ordinance proposal based on discussion from the last two PTPC meetings. Mr. Beard recommended sending the ordinance to the township solicitor and BOS for their review and approval. Mr. Bentzel seconded and the motion passed unanimously.

b. May 2024 Planning Commission Meeting. Mr. Barnes may be unable to attend the May 2024 PTPC, in his absence, Mr. Beard will serve as the Chair of the meeting.

10. Adjournment. Mr. Auchey recommended adjournment at 8:30 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*