

Paradise Township York County  
 Planning Commission Minutes  
 May 20, 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		Jonathan Holmes, Integrated Consulting	3 others
Mr. Korry Beard			
Mr. Brent Auchey			
Mr. Matt Osborne			
Mr. Mark Bentzel			

3. Approval of April 22<sup>nd</sup> PTPC meeting minutes. Mr. Auchey moved to approve the April 22<sup>nd</sup> PTPC minutes as written. Mr. Bentzel 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 provided a summary of the May BOS meeting. Resident Crystal Myers was present to discuss continued storm water issues in the vicinity of her property at Lincoln Hwy and Mary Street. Ms. Myers informed the BOS that PennDOT informed her of several grant opportunities that may provide funding to address the issues. The BOS instructed her to forward on the information for their review. Ms. Lizzy Balwin was present to provide an annual summary report on the Guthrie Memorial Library. JJD Group, LLC was present to discuss their future LDP and to gauge BOS support for required waivers.

b. Miscellaneous. Zoning Officer Doyle, Township Engineer Stambaugh, and Mr. Barnes recently met with Springfield Contractors and Berks Homes regarding Paradise Village. Springfield and Berks informed the township that they will be following the approved plans except in the area of unit 34 where a known issue exists. They will provide the township plans and calculations of the proposed solution for review along with additional contacting the adjoining property owner to address any concerns this issue may create.

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c. Zoning Officer. Mr. Barnes presented Zoning Officer Doyle's report that updated survey for both the Rebound Towing and New Era were recently completed. At their May Meeting the Zoning Hearing Board granted the requested relief of Mr. Flemmens and JJD Group, LLC. Mr. Flemmens was granted setbacks of 24' on the left (north), 44' on the right (south), and the front matching the existing structure at approximately 29'. JJD Group LLC approval was with conditions.

6. Zoning Requests.

a. Tall Grass Meadows Ph II (Rezoning Request) – Mr. Jonathan Holmes from Integrated Consulting was present to discuss a rezoning request for Tall Grass Meadows II. The subject property on Pine Road is zoned MDR but an approximately 2-acre portion of the property on the northern side was acquired from the adjacent property which is zoned commercial. Due to the 2-acre acquisition, the zoning boundary does not follow the current property boundary. Tall Grass Meadows Ph II is requesting to rezone the 2-acre portion of the property from commercial to MDR. Mr. Bentzel recommend approval of the rezoning request which was seconded by Mr. Beard. The motion passed 4 in favor, 0 against, and with Mr. Barnes abstaining from the vote.

7. Sketch Plans

a. n/a

8. Plans / Waivers for Review.

a. Tall Grass Meadows Ph II, Designer: Integrated Consulting, Plan expiration October 9, 2024. Mr. Holmes reported that Traffic Resource Group (TRG) will begin working on the highway occupancy permits and that he anticipates having a LDP submission prepared for planning commission review in August 2024. The developer plans to construct 120 duplex units on the subject property. Mr. Beard moved to postpone further discussion. Mr. Osborne seconded and the motion passed 4 in favor, 0 against, and with Mr. Barnes abstaining.

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b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration June 11, 2024. No representation was at the meeting. Mr. Bentzel moved to postpone further discussion. 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. Osborne moved to postpone further discussion. Mr. Bentzel seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Auchey moved to adjourn the meeting at 7:17 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*