

Paradise Township York County
 Planning Commission Minutes
 June 24, 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	Mr. Neal Doyle ZO/BHO	Mr. Kris Raubenstine, HLS	3 others
Mr. Korry Beard	Mr. Doug Stambaugh PLS/SEO		Mr. Austin Grim
Mr. Brent Auchey			
Mr. Mark Bentzel			
Mr. Matt Osborne			

3. Approval of May 20th PTPC meeting minutes. Mr. Auchey moved to approve the May PTPC meeting 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 report from the June BOS meeting including. Updates included: extension to the Bross LDP expiration date to October 3, 2024 which corresponds with the expiration date of the temporary use permit for the venue space; over 400+ attendance at the Summer in Paradise event; and starting of the 2024 sealing, tar, chip operation on township roads.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle reported that the New Era and Rebound LDPs are projected to be submitted for review at the July PTPC meeting. Mr. Doyle is also working on an update to the agricultural waste ordinance 1999-05 due to standoff distances in the township ordinance being misaligned with DEP standards.

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6. Zoning Requests.

a. Austin J. Grim, 7 Protectory Road – Mr. Grim was present to request a variance to ZO section 806 which requires all development in the village district to be serviced by municipal water and sewer. Mr. Grim desires to drill a well on his property in advance of building a home at the site in lieu of connecting to the York Water company main along Lincoln Highway. It was noted that the subdivision which created his lot, which was approved in February 2024, included a 10' strip of land to Lincoln Highway for the sole purpose of installing a water service for the property. Installing the water service via the 10' strip of land will reduce the cost of hooking up because it would not require a water main extension along Protectory Road. He desires to have a well water supply due to a mild allergy to chlorine and to eliminate risk of conflict with a neighboring property owner should he elect to connect to public water because the water service may impact trees planted in or near the 10' strip of land. The PTPC explained that his property is in a high nitrite area and that water from a well may not be recommended for consumption without treatment based on water testing completed by others in the area. Mr. Bentzel moved to recommend disapproval of the variance request. The motion was seconded by Mr. Osborne and was passed with all in favor of denial of the request.

7. Sketch Plans

a. n/a

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. Barnes reported that the zoning request to rezone ~2 acres from commercial to MDR is currently at York County Planning for review. Mr. Barnes anticipates that the BOS will hold a hearing for the rezoning request at the August 2024 meeting. Mr. Beard moved to postpone discussion on the plan. Mr. Auchey seconded and the motion passed unanimously.

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b. Jason M. Bross Land Development/Big Mount Lodge, Designer: Hanover Land Services, Plan expiration October 3rd, 2024. Mr. Kris Raubenstine from HLS was present to discuss to present the following waiver requests:

1. SALDO Section 304 – The applicant is requesting waiver of the requirement to submit a preliminary plan prior to a final plan. Mr. Raubenstine explained that a preliminary plan is not necessary because the LDP is relatively simple and there will be no anticipated changes to the plan between submission of a preliminary and final plan. Mr. Auchey moved to recommend approval of the waiver. Mr. Osborne seconded and the motion passed unanimously.

2. SALDO Section 403.B.4. – The applicant is requesting to waive the requirement to survey the entire 126-acre property. Mr. Raubenstine explained that the site being developed in the LDP is limited to a small section of the total property in the vicinity of the existing barn and home. Completing a survey of the entire property is an unnecessary cost to the applicant. Mr. Beard moved to recommend approval of the waiver. Mr. Bentzel seconded and the motion passed unanimously.

3. SALDO Section 403.B.18 – The applicant is requesting waiver of the 1-foot contour interval requirement and is proposing use of 2-foot contour intervals. Mr. Barnes and Mr. Stambaugh expressed concerns with using a 2-foot interval because it does not provide enough detail to ensure that grading and sub-surface infrastructure installation. Mr. Auchey moved to recommend use of 1-foot intervals in the area of the work site and 2-foot intervals in the rest of the 126-acre property. The motion was seconded by Mr. Bentzel and the motion was passed unanimously.

4. SALDO 505.C.2 – The applicant is requesting to waive the requirement to invest in road improvements. Mr. Raubenstine explained that the primary use of the 126-acre property will remain agricultural and that the two roads (Canal, Big Mount) adjacent to the site development area are state roads. Mr. Bentzel moved to recommend approval of the waiver. Mr. Osborne seconded and the motion passed unanimously.

5. SALDO Section 607 – The applicant is requesting waiver of the requirement to plant street trees along the property lines. Mr. Raubenstine explained

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that it is not cost effective to plant trees along the whole boarder due to the size of the property. The applicant has already planted an evergreen hedge along Canal Road and Big Mount Road in the vicinity of the site improvement area. Additionally, the terrain on the western boarder of the property along Big Mount Road will mask visibility of the event venue from the road. Mr. Bentzel moved to recommend approval of the waiver. Mr. Osborne seconded and the motion passed unanimously.

6. Storm Water Ordinance Section 308.C.1.C. – The applicant is requesting a waiver to the 4:1 side slope requirement in the storm water basin. Mr. Raubenstein explained that the requested 3:1 side slope will still enable proper maintenance of the basin because the basin will only be 2 feet deep. Mr. Beard moved to recommend approval of the waiver. Mr. Auchey seconded and the motion passed unanimously.

Mr. Auchey moved to postpone discussion on the plan. Mr. Osborne 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 of the plan. Mr. Auchey seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. n/a

10. Adjournment. Mr. Beard moved to adjourn the meeting at 7:43 pm. Mr. Auchey 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*

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