

Paradise Township York County  
Planning Commission Minutes  
May 19<sup>th</sup>, 2025

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. Doug Stambaugh, PLS		4 others
Mr. Korry Beard	Mr. Neal Doyle, ZO		
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			

3. Approval of April 24<sup>th</sup> PTPC meeting minutes. Mr. Bentzel moved to approve the April minutes, Mr. Osborne seconded and the motion passed unanimously.

4. Citizen's Concerns.

a. Mr. Dave Scofield from 7425 St. Patrick Court in the Paradise Village development was present to ask questions about Berks Homes pull-out and process going forward for finishing the development. Mr. Scofield expressed concern about road quality, snow plowing, etc. The PC explained the process for construction bonds and that Springfield is talking with at least two potential builders to finish the development.

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided an update from the recent BOS meeting including: BOS conditional approval of Tall Grass Ph 2, tabled discussion on JJD Group waivers, approved four Judd Collier waivers, approval of 4851 Shady Dell Rd application to be registered as AG preservation, and approval of 100 foot well isolation waiver request for 251 Summit Drive.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle reported that ordinance codification will go live in the 3<sup>rd</sup> week of June.

6. Zoning Requests.

a. n/a

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7. Sketch Plans

- a. n/a

8. Plans / Waivers for Review.

a. Judd Collier (6991 Lincoln Highway) (Rebound Towing), Designer: Hanover Land Services, Expiration May 23, 2025. There was no representation at the meeting, the applicant requested a 90-day extension to August 17<sup>th</sup>. Mr. Auchey moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

b. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration May 24, 2025. There was no representation at the meeting, the applicant requested a 90-day time extension to August 22<sup>nd</sup>. Mr. Osborne moved to postpone discussion, Mr. Auchey seconded and the motion passed unanimously.

c. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration June 21, 2025. There was no representation at the meeting, Mr. Doyle informed the applicant that a time extension request is required. Mr. Bentzel moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

d. JW Paving and Sons, Inc & Carollynn Wells, 7685 Lincoln Highway, Designer: Gordon L. Brown Associates, Expiration: October 5, 2025. There was no representation at the meeting. Mr. Doyle reported that he received verbal notification that the applicant will be withdrawing the plan. Mr. Bentzel moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Ordinance discussion related to tree requirements along roadways. The PC discussed making amendments to all applicable ordinances that prevent installation of trees that will obstruct the roadway or clear site triangle at mature size. Mr. Bentzel made a motion to have Mr. Barnes draft proposed language and forward to the BOS for review. It was seconded by Mr. Beard and passed unanimously.

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b. Ordinance discussion related to Storm Water Management. The current Storm Water Ordinance is inconsistent with the SALDO in several sections. The BOS are developing a memorandum of understanding (MOU) with the Conservation District to allow entities to collaborate more effectively. The PC will continue reviewing the Storm Water and SALDO at the June meeting.

10. Adjournment. Mr. Beard moved to adjourn the meeting at 8:03 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*
- *Revised Plans: 14 days prior to the PTPC meeting*
- *Sketch Plans: 7 days prior to the PTPC meeting*