

Paradise Township York County
Planning Commission Minutes
June 23rd, 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	Mr. Donnie Flemming, HLS	Mr. Jason Yohe
Mr. Korry Beard	Mr. Neal Doyle, ZO	Mr. Tom Englerth, Site Design Concepts	
Mr. Brent Auchey		Mr. Clark Craumer, PLS	
Mr. Matt Osborne			
Mr. Bob Nivens			3 others

3. Approval of May 19th PTPC meeting minutes. Mr. Auchey moved approve the May PTPC minutes as written, Mr. Osborne seconded, and the motion passed unanimously.

4. Citizen's Concerns.

a.

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided an update from the June BOS meeting including: installation of the new fence at Farmer's Fields Park, tabling discussion of a bond reduction for the Stoltzfus LDP, and approval of a merger between Station 110 and the Northeast Adams Fire Department.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle provided a zoning officer update including: MOU between the Township and The County Conservation district is pending legal review and JW Paving formally requested withdraw of their LDP. Mr. Doyle is currently working with council to remove the paving company use from the JW Paving property along RT 30 due to the use being granted via variance that was conditional on completion of the LDP.

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 August 17, 2025. Mr. Donnie Flemming from HLS was present to review the current plan. Mr. Flemming reported that the plan was with Mrs. Sharon Boyer (county planning) since June 5th and that the PENNDOT permit is submitted for approval. Mr. Fleming reviewed the updated HAZMAT mitigation plan and the PC asked that HLS add a note to the plan that permits the ZO to inspect the HAZMAT mitigation sump when needed. Mr. Nivens moved to recommend conditional approval, Mr. Beard seconded and the motion passed unanimously.

b. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration August 22, 2025. There was no representation at the meeting. Mr. Auchey moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

c. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration September 19, 2025. Mr. Englerth and Mr. Yohe were present to request additional waivers and provide updates to the plan but a version of the plan was not provided due to the applicant requesting additional waivers. In addition to previously reviewed waivers, the PTPC reviewed the following additional waiver requests:

- SALDO 403.B.35. Location, size, height, and orientation of signs. The applicant requested permission to omit signage on the final plan. Mr. Yohe explained that the existing sign on the property will not be moved and will not be increased in size when it is refaced. Mr. Beard moved to recommend approval, Mr. Osborne seconded, and the motion passed unanimously.
- SALDO 505.E. Maximum length of Cul-de-sac. The ordinance limits Cul-de-sac length to 500 feet and the nature of the existing property places the Cul-de-sac at 700 feet in length. Mr. Barnes moved to recommend approval, Mr. Beard seconded, and the motion passed unanimously.

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- SALDO 607 Street Trees. The applicant requested waiver of the street trees requirement along Chesapeake Drive because installation of trees would obstruct planned parking, street lighting, and residences. Screening trees are planned along Rt 30. Mr. Osborne moved to recommend approval, Mr. Auchey seconded, and the motion passed unanimously.

- SALDO 612 Installation of Improvements. The applicant requested waiver of the requirement to install road improvements along Protectory Road. Mr. Nivens moved to recommend waiver of the requirement in exchange for a fee in lieu of that is set by the BOS, Mr. Osborne seconded, and the motion passed unanimously.

- SALDO 712.A. Walks. The applicant requested to waive the requirement for a sidewalk on the north side of Chesapeake Drive because the existing residences are too close to the street. Mr. Osborne moved to recommend approval of the waiver, Mr. Auchey seconded, and the motion passed unanimously.

- SALDO 720.B Fire Hydrants. The applicant is requesting waiver of the requirement to have a fire hydrant within 500 feet of every mobile home. There is a hydrant at the intersection of Protectory and Rt 30 and another hydrant further West in the vicinity of the Dollar General. All residences will be within 800 feet of a hydrant, Mr. Doyle reported that Chief Lease is comfortable with the current hydrant positioning. Mr. Auchey moved to recommend approval, Mr. Osborne seconded, and the motion passed unanimously.

- Previously actioned waiver requests were: SALDO 403.A. (final plan requirements), 704.D (site location and dimensions), 706.A. (erection and placement of mobile homes), 708.D (street system), 713 (curbs), 714 (recreation areas), 721.A (service buildings and other community service facilities), 722.B. (special designs).

- Mr. Nivens moved to recommend conditional approval of the plan but the motion did not receive a second. Mr. Auchey moved to postpone discussion on the plan until the applicant receives BOS decision on additional waiver requests and provides an updated plan, Mr. Beard seconded, and the motion passed 4-1 with Mr. Nivens voting no.

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9. Ordinances / Other Business.

a. Traffic impact fees. Mr. Barnes reported that the traffic impact fee discussion will be tabled until after Attorney Gabel meets with the BOS at a future staff meeting.

b. Ordinance discussion related to Storm Water Management. Mr. Barnes reported that he is still working on ordinance mark-ups and that the discussion on this topic will be tabled until the July PTPC meeting.

10. Adjournment. Mr. Auchey moved to adjourn the meeting at 7:51 pm, Mr. Nivens 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*