

Paradise Township York County
Planning Commission Minutes
August 25th, 2025

1. Call to Order/Pledge to the Flag. The meeting was called to order at 7:00 pm.

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, SEO	Mr. Donnie Flemming, HLS	3 others
Mr. Korry Beard	Mr. Neal Doyle, ZO	Mr. Clark Craumer	
Mr. Brent Auchey			
Mr. Matt Osborne			
Mr. Mark Bentzel			

3. Approval of July 28th PTPC meeting minutes. Mr. Auchey moved to approve the July 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 summary report of the recent BOS meeting including: Mr. Benton Jackson informed that an LDP is required before continuing with the barn venue project, JJD LDP approved conditional on paving lot at Farmer's Fields, Judd Collier signatures were tabled bending bond, Clark Craumer LDP approved, Tall Grass preliminary plan approval, New Era LDP time extension approved, and Attorney Gabel recommended updating the township nuisance ordinance.

b. Miscellaneous.

c. Zoning Officer. Mr. Doyle reported that the BOS discussed language amendments to Ordinance 2014-01 section I-805 to allow Chief Lease to remain as the Fire Chief.

6. Zoning Requests.

a. n/a

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7. Sketch Plans

- a. n/a

8. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration November 20, 2025. There was no representation at the meeting. Mr. Beard moved to postpone discussion, Mr. Bentzel seconded and the motion passed unanimously.

b. Joan & Byron Wilt (5291 W. Canal Rd), Designer: Clark Craumer, Expiration January 26, 2026. Mr. Clark Craumer was present to discuss updates to the plan. Submitted waiver to SALDO 22-314.1.B. to allow creation of dimensional non-conformity for lot size. Mr. Beard moved to recommend waiver approval, Mr. Osborne seconded and the motion passed unanimously. The PC and Mr. Stambaugh asked that the plan be updated to include a note about the shared driveway to lot 2. The shared driveway is permitted under current ownership, Upon sale of either property, the shared driveway to lot 2 is not permitted. Mr. Bentzel moved to recommend plan approval conditional on completion of outstanding items on the GHI comment letter. Mr. Beard seconded and the motion passed unanimously.

c. Franklin N. Lecrone III (351 Home Rd), Designer: Clark Craumer, Expiration January 26, 2026. Mr. Craumer was present to discuss updates to the plan. Mr. Craumer submitted a revision of the plan to GHI prior to the PC meeting but GHI did not have sufficient time to review. Mr. Craumer reported that he contacted Hamilton TWP and Adams CO and both reported that they do not want to review the plan. Mr. Craumer will provide email verification from Hamilton/Adams that they do not want to review the plan. Mr. Doyle will ask Attorney Gabel for an opinion on the need for neighboring municipalities to review and/or sign the plan. Mr. Barnes moved to postpone discussion on the plan, Mr. Auchey seconded and the motion passed unanimously.

d. Brett A. & Janette C. Bishard (8719 Maple Grove Rd.), Designer: Hanover Land Services, Expiration February 21, 2026. Mr. Donnie Flemming was present to address updates to the plan. The residual 11.5 acre wooded parcel can be recorded as an agricultural use but requires a note on the plan that explains that recreation and road

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improvement fees are required if they ever want to build on the parcel. Mr. Flemming reported that County comments were received and submitted the following waiver requests:

- Waiver to SALDO 403.A requesting permission to use 1"-60' plan scale. Mr. Beard moved to recommend approval, Mr. Osborne seconded and the motion passed unanimously.
- Waiver to SALDO 403.B.18 requesting to use 2' contour intervals as opposed to 1' since average natural slope is >10%, Mr. Bentzel moved to recommend approval, Mr. Beard seconded and the motion passed unanimously.

Mr. Auchey moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Nuisance Ordinance Discussion. The PC reviewed and discussed a draft nuisance ordinance that was provided by Attorney Gabel. The draft ordinance is more thorough than the current ordinance, provides increased authority for enforcement, and is commensurate with neighboring township nuisance ordinances. Points of discussion were:

- The draft ordinance lists noxious weeds by name. The PC will ask Attorney Gabel if the ordinance should refer to the published state list of noxious weeds rather than listing by name, referring to a state list will minimize the need for future updates.
- The PC discussed that language should specify that the clear sight triangle cannot be obstructed by any item, including weeds, trees, and agricultural crops.

Mr. Barnes moved to recommend adoption of the draft ordinance pending feedback from Attorney Gabel regarding the points of discussion, Mr. Osborne seconded and the motion passed unanimously.

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10. Adjournment. Mr. Bentzel moved to adjourn the meeting at 8:04 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*