Paradise Township York County
Planning Commission Minutes
September 22nd, 2025

1. Call to Order/Pledge to the Flag. Mr. Barnes called the meeting to order at 7:00 pm. After the pledge to the flag, the PC observed a moment of silence for the fallen and injured police officers.

2. Attendance.

Commission Members	Township Employees	Design Firms/Engineers	Residents
Mr. Kevin Barnes	Mr. Doug Stambaugh, PLS, SEO	Mr. Donnie Flemming, HLS	2 others
Mr. Korry Beard	Mr. Neal Doyle, ZO		
Mr. Brent Auchey			
Mr. Robert Nivens			
Mr. Mark Bentzel			

3. Approval of August 25th PTPC meeting minutes. Mr. Auchey moved to recommend approval of the August minutes as written. Mr. Nivens 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 September BOS meeting including approval of the Wilt and Bishard subdivision waiver requests, conditional approval of the Wilt plan, Township sent a letter requesting a maintenance bond from BP Real Estate, adoption of ordinance 2025-02 that amended language in ordinance 2014-01 that changes Fire Marshall to Fire Chief, held a public hearing to discuss resolution 2025-05 which would add a farm that is mostly in Dover Township with only small portion of land in Paradise Township to the agricultural security area , and approval of Republic Services of an additional 1-year service contract.

b. Miscellaneous.

(1) Agricultural Security Area Discussion. The October planning commission meeting will start with a joint session with the newly appointed Agricultural Security Advisory Committee regarding the Bishard AG security area application.

(2) Plan Submission Deadlines. Mr. Barnes made a public reminder of the current plan submission timelines. In order to allow adequate time for township engineer review, plans must be submitted to the township for review based on the following time standards: new plans – 28 days prior to planning commission meeting, revised plans – 14 days prior to planning commission meeting, and sketch plans – 7 days prior to planning commission meeting.

c. Zoning Officer. Mr. Doyle provided a zoning officer report including; Paradise Village secured four permits and is building again, Tall Grass II started land clearing, plans to excavate over the winter, and plans to start building in early spring.

6. Zoning Requests.

a. Chris Wishard, 2 Mobile Drive, Thomasville. There was no representation at the meeting. Mr. Wishard is requesting a variance to ZO Chapter 27, Section 403.D.2. to permit expansion of a previously existing non-conformity to the side set-back. The side set back is 25 feet and the current 6x10 deck is approximately 8.5 feet from the property line. Mr. Wishard is requesting to demolish the current deck and replace it with a 10x10 screened patio deck that will be approximately 4.5 feet from the side property line. The expansion of the non-conformity will not encroach on adjacent structures and it located on the southern side of the mobile home property. Mr. Auchey moved to recommend approval of the special exception and noted that his motion is not intended to set a precedent within the mobile home park and that each request should be decided on its own merits. Mr. Nivens seconded and the motion passed unanimously. The zoning hearing board is scheduled for Tuesday, October 28th, 2025.

7. Sketch Plans

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. Nivens seconded and the motion passed unanimously.

b. Franklin N. Lecrone III (351 Home Rd), Designer: Clark Craumer, Expiration January 26, 2026. There was no representation at the meeting. Mr. Barnes moved to postpone discussion. Mr. Auchey seconded and the motion passed unanimously.

c. Brett A. & Janette C. Bishard (8719 Maple Grove Rd.), Designer: Hanover Land Services, Expiration February 21, 2026. Mr. Donnie Flemming was present to represent the applicant and was in receipt of the recent GHI comment letter. The remainder of the comments were administrative in nature. Mr. Barnes moved to recommend conditional approval of the plan subject to the completion of the GHI comments and addition of a note on the plan that specifies the requirement to pay recreation fees if the applicant plans to build a dwelling on the property in the future. Mr. Beard seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Data Center Discussion. At request of township solicitor, the PTPC reviewed a draft York County Planning Commission ordinance related to data centers. Currently, data center use is not addressed in township ordinances, the PC recommends adding the use by special exception only in the commercial zone and to make edits to the YCPC version to remove unnecessary information. PC members will review in more detail prior to next meeting. Mr. Nivens moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

b. Mobile Home Parks & Tiny Home Discussion. At request of township solicitor, the PC reviewed current zoning and SALDO ordinances related to mobile home parks. Mr. Barnes will make recommended edits to each ordinance to remove duplicate requirements and other relevant updates. Mr. Barnes will provide recommendations to the PC prior to next meeting. Mr. Nivens moved to postpone discussion, Mr. Auchey seconded and the motion passed unanimously.

10. Adjournment. Mr. Auchey moved to adjourn at 7:57 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*