Paradise Township York County
Planning Commission Minutes
January 26th, 2026

1. Call to Order/Pledge to the Flag. Mr. Barnes called the PC meeting to order at 7:00 pm.

2. Attendance.

Commission Members	Township Employees	Design Firms/Engineers	Residents
Mr. Kevin Barnes	Mr. Neal Doyle, ZO	Mr. Doug Lillich, JA Myers	2 others
Mr. Korry Beard	Mr. Dough Stambaiugh, PLS	Mr. Clark Craumer, PLS	
Mr. Brent Auchey			
Mr. Mark Bentzel			
Mr. Matt Osborne			

3. Approval of December 22nd PTPC meeting minutes. Mr. Auchey moved to recommend approval of the December regular meeting and reorganization meeting minutes as written. Mr. Osborne seconded and the motion passed unanimously.

4. Citizen's Concerns. Mr. Robert Nivens commented that the township plow operators did excellent job during recent winter storm.

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. n/a

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle reported that the Clark Craumer rezoning request will be advertised and the zoning hearing will occur in March 2026.

6. Zoning Requests. n/a

7. Sketch Plans

8. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration February 18, 2026. There was no representation at the meeting. Mr. Doyle reported that the

township is in receipt of a revised plan that is pending GHI review. Cursory review of the plan indicates that it will require a GHI comment letter to identify compliance issues with the plan amendment. Mr. Powell is out of the country until February 20, Mr. Doyle sent a letter requesting payment for past due fees totally approximately 4-years of unpaid invoices. Mr. Barnes recommended denial of the plan unless the BOS grants another time extension. Mr. Beard seconded and the motion passed unanimously.

b. Tall Grass Phase IIA, Designer: Integrated Design (Jon Holmes), Expiration May 23, 2026. Mr. Lillich was present to review status of comment letter related to phase IIA plan. He reported that earthwork will continue weather permitting and that JA Myers will bond any work not completed at the time the plan goes to final. The applicant will then request bond reduction as work gets completed. Mr. Stambaugh requested that the York Water drawing be imported as a separate layer on the master drawing from Integrated Design. Mr. Bentzel moved to postpone discussion, Mr Auchey seconded and the motion passed unanimously.

c. Clark & Tina Craumer / Messick's, Designer: Clark P. Craumer LLC, Expiration July 20, 2026. Mr. Craumer was present to discuss GHI comment letter related to the LDP. The LDP governs the transfer of a 2.55-acre strip of land north of the existing Messick's property from Mr. Craumer to the Messick property. Mr. Craumer explained that further development is not planned and that the additional property will be used to demonstrate products and for additional storage. Mr. Bentzel moved to recommend approval pending completion of outstanding comments on the January 13 GHI letter (numbers 4, 7, 8, 9 12, and 18). Mr. Osborne seconded and the motion passed unanimously.

9. <u>Ordinances / Other Business.</u>

a. Mobile Home Parks & Tiny Home Discussion. Mr. Barnes reported that he did not receive any additional feedback from Gabel. Mr. Beard moved to postpone discussion, Mr. Bentzel seconded and the motion passed unanimously.

10. Adjournment. Mr. Auchey moved to adjourn the meeting at 7:30 pm, Mr. Osborne 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*