Paradise Township York County
Planning Commission Minutes
February 23rd, 2026

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

2. Attendance.

Commission Members	Township Employees	Design Firms/Engineers	Residents
Mr. Kevin Barnes	Mr. Doug Stambaugh, PLS		3 others
Mr. Korry Beard	Mr. Neal Doyle, ZO		
Mr. Mark Bentzel			
Mr. Brent Auchey			
Mr. Matt Osborne			

3. Approval of January 26th PTPC meeting minutes. Mr. Auchey moved to approve the January minutes as written. Mr. Bentzel seconded and the motion passed unanimously.

4. Citizen's Concerns. Mr. Nivens commented that the road crew did a great job with the recent winter storm.

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided a summary of the most recent BOS meeting including: approval of a 90-day tome extension for New Era, approval of the Clark Craumer/Messicks LDP, advertisement of the Clark Craumer rezoning hearing that is scheduled during the March BOS meeting.

b. Miscellaneous. n/a

c. Zoning Officer. n/a

6. Zoning Requests. n/a

7. Sketch Plans. n/a

8. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration May 19, 2026. There was no representation at the meeting. Mr. Stambaugh reviewed the updated plan. In general, the applicant addressed some minor items but many large

issues with the plan remain unaddressed. Mr. Bentzel moved to postpone discussion, Mr. Osborne seconded and the motion passed unanimously.

b. Tall Grass Phase IIA, Designer: Integrated Design (Jon Holmes), Expiration May 23, 2026. There was no representation at the meeting. Mr. Stambaugh reported that the applicant provided a large-scale drawing but that there are revisions that need to be completed to correct errors in the plan. Namely, grading inconsistencies at intersections and updating of incorrect lot dimensions. Mr. Bentzel moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

c. Benton Jackson, Designer: Hanover Land Services, Expiration August 22, 2026. There was no representation at the meeting. Mr. Barnes reported that the applicant met with Mr. Stambaugh and Mr. Doyle in August 2025 and the current version of the plan does not incorporate any of the guidance from the August meeting. The applicant plan is proposing the use of two entrances off Lincoln Highway, use of detached bath trailer, and the applicant applied for a PennDOT permit prior to receiving township approval. Mr. Beard moved to postpone discussion, Mr. Auchey seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Mobile Home Park Discussion. The township is still pending feedback from council. Mr. Barnes moved to postpone discussion, Mr. Bentzel seconded and the motion passed unanimously.

10. Adjournment. Mr. Beard moved to adjourn the meeting at 7:13 pm, Mr. Bentzel 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.

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- *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*