Paradise Township York County
Planning Commission Minutes
March 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. Neal Doyle, ZO	Mr. Doug Lillich, JA Myers	3 others
Mr. Korry Beard	Mr. Doug Stambaiugh, PLS	Mr. Clark Craumer, PLS	
Mr. Brent Auchey		Mr. Jon Holmes, Integrated Consulting	
Mr. Mark Bentzel			
Mr. Matt Osborne			

3. Approval of February 23rd PTPC meeting minutes. Mr. Auchey moved to approve the February minutes as written, Mr. Bentzel seconded and the motion passed 5-0.

4. Citizen's Concerns. n/a

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes reported that the Clark Craumer Village District rezoning on Lincoln Highway was approved.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle reported that a future zoning hearing application is anticipated for a proposed dwelling at the intersection of Beaver Creek Road and Jacobs Mill Road. Additionally, the Township is pending receipt of a preliminary layout of Country Club Road LLC Development (JA Myers & Hanover Land).

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. Doyle reported that Jack Powell is working on comments. Mr. Bentzel moved to postpone discussion, Mr. Osborne seconded and the motion passed 5-0.

b. Tall Grass Phase IIA, Designer: Integrated Design (Jon Holmes), Expiration May 23, 2026. Mr. Lillich and Mr. Holmes were present to address the plan. Integrated design resubmitted the plan on March 3rd based on the original GHI comments, the updated plan generated an additional GHI comment letter that Integrated and JA Myers viewed to be unnecessarily exacting. The PC and township engineer answered applicant questions and identified critical comments that needed to be addressed. Mr. Bentzel moved to recommend conditional approval on the condition that plan corrections be submitted by April 6th. Mr. Beard seconded and the motion passed 4-0-1 with Mr. Barnes abstaining.

c. Benton Jackson, Designer: Hanover Land Services, Expiration August 22, 2026. There was no representation at the meeting. Mr. Barnes reported that there has been no response to the GHI comment letter. Mr. Beard moved to postpone discussion, Mr. Auchey seconded and the motion passed 5-0.

9. Ordinances / Other Business.

a. Mobile Home Parks. Attorney Gabel provided comments to PC questions prior to the meeting. Mr. Barnes will incorporate Attorney Gabel's comments into the draft ordinance and present at the April PC meeting.

b. Data Centers. Mr. Barnes reported that Attorney Gabel is supportive of the PC's recommended ordinance. Attorney Gabel will format the draft ordinance and anticipates that it will be ready for advertising at the April BOS meeting.

10. Adjournment. Mr. Auchey moved to adjourn at 7:55, Mr. Osborne seconded and the motion passed 5-0.

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*