Paradise Township York County
Planning Commission Minutes
May 18th, 2026

1. Call to Order/Pledge to the Flag.

2. Attendance.

Commission Members	Township Employees	Design Firms/Engineers	Residents
Mr. Kevin Barnes	Mr. Doug Stambaiugh, PLS		2 others
Mr. Korry Beard			
Mr. Brent Auchey			
Mr. Mark Bentzel			
Mr. Matt Osborne			

3. Approval of April 27th PTPC meeting minutes. Mr. Auchey moved to approve the April minutes as written, Mr. Osborne 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 provided a summary of the May BOS meeting including: approval of the Woodland Drive sight distance waiver, time extension for the New Era LDP, authorized advertisement to hold a hearing for consideration and potential adoption of a ordinance to regulate data centers within the township, purchase of a compact track loader and trailer, approved spending to update the township website and make it ADA complaint (the website has since launched), approved bidding on a standby generator for the township building, and discussed approaching SGASD again about the possibility of entering into a deal to obtain land from SGASD to expand the Farmer's Field recreation park.

b. Miscellaneous. The Richard & Aubrey Walters zoning variance was approved at the recent meeting of the zoning hearing board on May 14, 2026.

c. Zoning Officer. Mr. Barnes reported that Attorney Gabel is working on a recommended action to address the New Era zoning violations and lack of progress on the LDP.

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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 August 17, 2026. There was no representation at the meeting. Mr. Beard moved to postpone discussion, Mr. Bentzel seconded and the motion passed 5-0.

b. Benton Jackson, Designer: Hanover Land Services, Expiration August 22, 2026. There was no representation at the meeting, GHI issued a new comment letter on May 15th. Mr. Auchey moved to postpone discussion, Mr. Bentzel seconded and the motion passed 5-0.

9. Ordinances / Other Business.

a. Data Center Ordinance Review. The PC conducted a detailed review of the updated data center ordinance that was revised by Attorney Gabel. Mr. Beard moved to recommend that the BOS initiate required actions to approve the draft ordinance. Mr. Auchey seconded and the motion passed 5-0. Mr. Barnes reported that the approval process includes: county planning staff review, county planning board review, local government advisory committee (LGAC) review, and public hearing.

b. Mobile Home Parks. The PC conducted a detailed review of the mobile home parks ordinance that was revised by Mr. Barnes considering the feedback received from Attorney Gabel. Mr. Bentzel moved to recommend approval of the updated ordinance. Mr. Beard seconded and the motion passed 5-0.

c. Comprehensive Ordinance Updates. The PC agreed to start ordinance review during PC meeting spare time. The PC will start by reviewing and updating the SALDO.

10. Adjournment. Mr. Beard moved to adjourn the meeting at 8:10. Mr. Auchey seconded and the motion passed 5-0.

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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*