Paradise Township York County
Planning Commission Minutes
June 22nd, 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	Mr. Kris Raubenstine, HLS	3 others
Mr. Korry Beard	Mr. Neal Doyle, ZO		
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			

3. Approval of May 18th PTPC meeting minutes. Mr. Auchey moved to approve the May 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 from the recent BOS meeting including: reapproval of the JJD plan as a preliminary plan which will allow site construction but no installation of housing units; data center ordinance is still with York County, project an August hearing.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle provided a zoning update including: JW Paving engineer contacted the Township to inquire about restarting the land development plan which could include another zoning hearing; Township received a revised Tall Grass plan; Township will issue the final building permits for Paradise Village.

6. Zoning Requests. n/a

7. Sketch Plans n/a

8. Plans / Waivers for Review.

Paradise Township York County
Planning Commission Minutes
June 22nd, 2026

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration August 17, 2026. There was no representation at the meeting. Mr. Doyle asked for board opinion on whether to pursue denial of the current LDP or to continue to approve time extensions. It was noted that the applicant has not shown any appreciable effort to rectify the current plan comments or bring the parking lot into storm water compliance within the last 6-12 months. The general opinion of the board is that the Township should pursue LDP denial. Mr. Auchey moved to postpone discussion. Mr. Beard seconded and the motion passed 5-0.

b. Benton Jackson, Designer: Hanover Land Services, Expiration August 22, 2026. Mr. Kris Raubenstine was present to request four waivers. HLS previously submitted the plan through PENNDOT and is requesting four Rt 30 waivers related to traffic flow and the parking lot.

(1) Waiver to 21-305.1 (# of access points). The ordinance limits access points to one, the applicant is requesting to have one ingress and one egress lane totaling two access points on Rt 30. Mr. Raubenstine explained that the limited road frontage and proximity to the Stelfox access point on the north side of Rt 30 make their design the only feasible option. Mr. Beard moved to recommend approval of the waiver. Mr. Osborne seconded and the motion passed 4-1 with Mr. Barnes abstaining.

(2) Waiver to 21-307 (driveway entrance radius). The ordinance requires a 30-foot minimum radius, the applicant is requesting a 15’ radius. Mr. Barnes moved to recommend approval conditional on the applicant’s ability to display turning movements for the largest vehicle anticipated to be on the property. Mr. Auchey seconded and the motion passed 5-0.

(3) Waiver to 21-309 (driveway throat length). The ordinance requires 50-foot throat length, the applicant is requesting a 30-foot length. Mr. Barnes moved to recommend approval of the throat length waiver only if the waiver to 21-305.1 (# of access points) is approved. Mr. Osborne seconded and the motion passed 5-0.

(4) Waiver to 21-313 (access point spacing). The physical limitations of the property (useable road frontage) and the proximity of existing access points to the west (hardware store) and north (Stelfox) make it impossible to conform to the access

point spacing limitations in the ordinance. Mr. Beard recommended waiver approval. Mr. Osborne seconded and the motion passed 5-0.

9. Ordinances / Other Business.

a. Comprehensive Ordinance Updates (SALDO Review). Mr. Beard recommended postponing discussion until the July meeting. Mr. Bentzel seconded and the motion passed 5-0.

10. Adjournment. Mr. Bentzel moved to adjourn the meeting at 8:10 pm. Mr. Auchey 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*