Paradise Township York County
Planning Commission Minutes
July 27th, 2026

1. Call to Order/Pledge to the Flag.

2. Attendance.

Commission Members	Township Employees	Design Firms/Engineers	Residents
Mr. Kevin Barnes	Mr. Neal Doyle, ZO	Mr. Clark Craumer, PLS	4 others
Mr. Korry Beard		Mr. Donnie Flemming, HLS	
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			

3. Approval of June 22nd PTPC meeting minutes. Mr. Bentzel moved to approve the June minutes, Mr. Auchey 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 June BOS meeting including: reapproval of Tall Grass LDP, approval of Brett Bishard subdivision, intent to enforce New Era non-compliance issues, Benton Jackson waiver requests tabled, and receipt of county planning and solicitor comments on the data center ordinance proposal.

b. Miscellaneous.

c. Zoning Officer.

6. Zoning Requests.

a. n/a

7. Sketch Plans

a. Pali Village (Akshay Vidyarthi), Designer: Clark Craumer LLC. Mr. Craumer was present to discuss a sketch plan for proposed development consisting of 132 multi-family dwelling units. 132 units represents the maximum allowable units on the property with the use of transferrable development rights. Mr. Craumer explained that the project

needs 76 TDRs (304 acres) and that he is in negotiations with four different landowners to grant the TDRs. Mr. Barnes raised several concerns with the sketch plan including: site distance at the Moulstown Road and Clover Run Road intersection, emergency services access on the northern side of the property, and apparent lack of sufficient parking (3x parking spaces per unit required). Mr. Craumer will adjust the sketch prior to submitting the LDP.

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. Doyle explained that the township sent the solicitor letter to the designer and operator of the property (Alen Ahmetovic). Mr. Doyle received correspondence from Mr. Ahmetovic who explained that he was unaware that the property was not in compliance. Mr. Ahmetovic will meet with Mr. Doyle to establish a plan to get compliance and will be requesting an additional LDP time extension. Mr. Beard moved to postpone discussion, Mr. Auchey seconded and the motion passed 5-0.

b. Benton Jackson, Designer: Hanover Land Services, Expiration August 22, 2026. Mr. Donnie Flemming was present to discuss a design revision. BOS tabled the waiver requests at the June BOS meeting, primarily due to the dual access points off Lincoln Highway. HLS redesigned the layout to only one access point to Lincoln Highway that will serve both ingress and egress traffic. The design still requires approval of the remaining three waivers recommended for approval at the June PC meeting. Under the new design, the PC affirmed recommendation to approve the remaining three waivers (21-307 – driveway entrance radius; 21-309 – driveway throat length; 21-313 – access point spacing). Mr. Beard moved to postpone discussion, Mr. Osborne seconded and the motion passed 5-0.

c. Spring Run Estates (JA Myers), Designer: Hanover Land Services, Expiration December 27, 2026. There was no representation at the meeting. Mr. Barnes explained that the plan is still with GHI for comment and that Mr. Strausbaugh will hold a staff meeting with the designer and builder to address comments prior to the plan being

presented to the PC. Mr. Auchey moved to postpone discussion, Mr. Osborne seconded and the motion passed 5-0.

9. Ordinances / Other Business.

a. Comprehensive Ordinance Updates (SALDO Review). The PC reviewed Ch 4 (plan requirements) and associated checklists. PC members will mark-up checklists and provide feedback during the August PC.

10. Adjournment. Mr. Beard moved to adjourn at 7:52, 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*