

Paradise Township York County
 Planning Commission Minutes
 December 22nd, 2025

1. Call to Order/Pledge to the Flag.

2. Attendance.

<u>Commission Members</u>	<u>Township Employees</u>	<u>Design Firms/Engineers</u>	<u>Residents</u>
Mr. Kevin Barnes	Mr. Doug Stambaugh, PLS	Mr. Doug Lillich	3 others
Mr. Korry Beard	Mr. Neal Doyle, ZO	Mr. Clark Craumer	
Mr. Brent Auchey		Mr. John Holmes	
Mr. Matt Osborne			
Mr. Bob Nivens			

3. Approval of November 24th PTPC meeting minutes. Mr. Auchey moved to approve the November PTPC minutes as written, Mr. Nivens seconded and the motion passed unanimously.

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 December BOS meeting including 2026 budget and tax resolution approved with no new increases, Ike Hileman appointed to the YMCA Spring Grove Board of Directors, cameras added to the recreation park, and approved advertising for the Clark Craumer rezoning hearing.

b. Miscellaneous. n/a

c. Zoning Officer. Mr. Doyle provided a zoning officer report including receipt of a new subdivision plan on December 22nd and 2025 summary which included issuance of 125 building permits totaling \$7M in value (including solar permits).

6. Zoning Requests.

a. Partial rezoning request for parcel 42000GD0030C (Lincoln Highway & Moulstown Road) from MDR to Village, Clark P. and Tina M. Craumer. Mr. Craumer was present to request that the entirety of his property be rezoned to Village District. Currently, the zoning line bisects the property with the portion along Lincoln Highway falling in the Village zone and the southern portion of the property falling in the Medium

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Density Residential zone. Mr. Craumer explained that he plans to sell the property after the rezoning action. Mr. Nivens moved to recommend approval, Mr. Auchey seconded and the motion passed with a 3-1-1 vote with Mr. Osbornoe opposed and Mr. Barnes abstaining.

7. Sketch Plans. n/a

8. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration February 18, 2026. There was no representation at the meeting. Mr. Doyle reported that the township solicitor sent a letter to the applicant to explain that the LDP must be reviewed and acted on by the February 18, 2026 expiration date. If the plan is not acted on by the expiration date, the BOS will deny the plan and the township will take action to rectify storm water management issues that were created by previously unpermitted improvements. Mr. Auchey moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

b. Tall Grass Phase IIA, Designer: Integrated Design (John Holmes), Expiration May 23, 2026. Mr. Lillich from JA Myers and Mr. Holmes were present to report on construction progress. He reported that most of the groundwork is complete and that work through the winter will focus on utilities with a goal to build a model home in the spring. JA Myers intends to do phase II-A as a final plan (58 duplex lots) and complete phase II-B in the future. Mr. Stambaugh requested adjustment to the plans including narrowing of site data and add missing line work for phase II-A, removal of all line work for phase II-B, and simplify line table for phase II-A, and remove “only for permit not for construction” comment. Mr. Beard moved to postpone discussion, Mr. Nivens seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Mobile Home Parks & Tiny Home Discussion. Mr. Barnes reported that township counsel is still researching PTPC questions related to this topic. Mr. Beard

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moved to postpone discussion the PTPC has solicitor opinion, Mr. Auchey seconded and the motion passed unanimously.

10. Adjournment. Mr. Nivens moved to adjourn the meeting at 7:30 pm, Mr. Osborne 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.

- *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*