

Paradise Township York County
Planning Commission Minutes
July 28th, 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. Jason Yohe, JJD Group
Mr. Mark Bentzel	Mr. Neal Doyle, ZO		5 others
Mr. Brent Auchey			
Mr. Matt Osborne			
Mr. Korry Beard			

3. Approval of June 23rd PTPC meeting minutes. Mr. Auchey moved to approve the June PC minutes as written, Mr. Osborne seconded and the motion passed unanimously.

4. Citizen's Concerns.

a. 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: approval of JJD Group waivers, conditional approval of the Judd Collier plan (Rebound Towing), approved time extensions for active LDPs, reduced bond for the Elam Stoltzfus plan, approved ordinance codification, and approved Northeast Adams Fire & EMS participation in federal surplus sale.

b. Miscellaneous. Mr. Doyle reported that Mr. Benton Jackson (Lincoln Highway) is creating a wedding/event space venue in his barn and requested permission to operate the business prior to submitting a land development plan. He plans to attend the August BOS meeting to ask why he is not allowed to operate before doing a land development plan.

c. Zoning Officer. Mr. Doyle reported that the New Era LDP expires on August 22nd and that he contacted the designer to remind them that an extension request is required.

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6. Zoning Requests.

- a. n/a

7. Sketch Plans

- a. n/a

8. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration August 22, 2025. There was no representation at the meeting. Mr. Osborne moved to postpone discussion, Mr. Auchey seconded and the motion passed unanimously.

b. JJD Group LDP (Lincoln Highway), Designer: Site Design Concepts, Expiration September 19, 2025. Mr. Jason Yohe and sons were present. A revised plan was submitted and reviewed after the June PC meeting and the only outstanding required items are administrative in nature. Mr. Bentzel moved to recommend conditional approval, Mr. Beard seconded and the motion passed unanimously.

c. Clark & Tina Craumer (Lincoln View Dr), Designer: Clark Craumer, Expiration January 26, 2026. Mr. Clark Craumer was present to discuss LDP that transfers 1.936 acres from the Clark & Tina Craumer property to Anthony & Elane Britcher on Lincoln View Dr. The plan is permitted to progress as a final plan because the applicant is not creating a new building lot. Mr. Bentzel moved to recommend approval, Mr. Osborne seconded and the motion passed unanimously.

d. Joan & Byron Wilt (5291 W. Canal Rd), Designer: Clark Craumer, Expiration January 26, 2026. Mr. Clark Craumer was present to discuss LDP that combines four (4) currently existing non-confirming lots (<5 acres) into three (3) non-confirming lots (<5 acres). Due to the pre-existing non-conformity, Mr. Doyle will ask Attorney Gabel if a SALDO wavier and/or a zoning variance is required given that that the average lot size will increase when the land area is consolidated into three lots rather than four. Mr. Craumer will generate an agreement that addresses the gravel drive that connects from the existing dwelling driveway to the proposed lot #2. Mr. Beard moved to postpone discussion, Mr. Auchey seconded and the motion passed unanimously.

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e. Franklin N. Lecrone III (351 Home Rd), Designer: Clark Craumer, Expiration January 26, 2026. Mr. Clark Craumer was present to discuss LDP that combines existing lot 12A with lot 6 (provides lot 6 with frontage along Home Rd) and adjusts the property lines in an equivalent land swap between lot 11 (Lecrone) and Rickey & Annette Hare (to account for the location of existing fence and driveway). Mr. Auchey moved to postpone discussion, Mr. Beard seconded and the motion passed unanimously.

9. Ordinances / Other Business.

a. Ordinance discussion related to Storm Water Management. SWM ordinance discussion was tabled until a later meeting.

10. Adjournment. Mr. Osborne moved to adjourn at 7:56 pm, Mr. Bentzel 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*