

Paradise Township York County
Planning Commission Minutes
October 27th, 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. Kris Raubenstine, HLS	Ms. Michaela Taylor
Mr. Korry Beard	Mr. Neal Doyle, ZO	Mr. Clark Craumer, PLS	4 others
Mr. Mark Bentzel			
Mr. Matt Osborne			
Mr. Brent Auchey			

3. Approval of September 22nd PTPC meeting minutes. Mr. Auchey moved to approve the September meeting minutes as written, the motion was seconded by Mr. Osborne and passed unanimously.

4. Citizen's Concerns.

a. n/a

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided an update from the recent BOS meeting including: conditional approval of the Brett Bishard LDP, recreation fee/road improvement fee agreement was reached between the township and JJD Group, bond reduction for the Elam Stoltzfus LDP was approved, and BOS tabled the appointment of the agricultural security committee.

b. Miscellaneous.

c. Zoning Officer. Mr. Doyle informed the PC that the ZHB will hear two cases on October 28th, Chris Wishard and Michaela Taylor.

6. Agricultural Security Area Requests. 8719 Maple Grove Road, Brett Bishard. There was no representation at the meeting. The PC discussed the criteria for adding lands to the Agricultural security area that was provided by the Township Solicitor's office. After finding the request meetings that criteria Mr. Beard recommend approval of the Agricultural Security Area, Mr. Bentzel seconded and the motion passed unanimously.

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7. Zoning Requests.

a. Michaela Taylor, Woodland Drive. Mr. Raubenstine from HLS was present to represent the applicant. The ZHB previously approved a variance to the 50-foot rear setback on this property, but the ZHB decision expired before the original applicant was able to obtain a building permit. Ms. Taylor purchased the property and has an updated site plan which requires a variance to allow a 37-foot rear setback. Mr. Bentzel recommended approval of the variance request, Mr. Beard seconded and the motion passed unanimously.

8. Sketch Plans

a. n/a

9. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration November 20, 2025. There was no representation at the meeting. The site contains previously completed, unpermitted work that must be captured on the LDP. Due to multiple reoccurring time extensions without LDP progress, Attorney Gabel's recommendation is to inform the applicant that the next time extension will be the last LDP extension. Mr. Doyle will contact the applicant directly to discuss the township plan. Mr. Beard moved to postpone discussion, Mr. Auchey seconded and the motion passed unanimously.

b. Franklin N. Lecrone III (351 Home Rd), Designer: Clark Craumer, Expiration January 26, 2026. Mr. Craumer was present to discuss the LDP. The only outstanding comments are administrative in nature. Mr. Barnes moved to recommend approval conditional on completion of remaining comments, Mr. Bentzel seconded and the motion passed unanimously.

10. Ordinances / Other Business.

a. Data Center Discussion. The PC discussed adding data centers as a permitted use in the commercial zone and reviewed data center requirements documented in the draft ordinance. Mr. Beard moved to postpone discussion and continue ordinance

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development at the November meeting, Mr. Osborne seconded and the motion passed unanimously.

b. Mobile Home Parks & Tiny Home Discussion. The PC reviewed a draft ordinance amendment related to mobile home parks and tiny homes. Mr. Auchey moved to postpone discussion and continue ordinance development at the November meeting, Mr. Osborne seconded and the motion passed unanimously.

11. Adjournment. Mr. Auchey moved to adjourn the meeting at 8:28 pm, Mr. Beard 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*