Paradise Township York County
Planning Commission Minutes
April 27th, 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. Neal Doyle, ZO		2 others
Mr. Korry Beard	Mr. Doug Stambaiugh, PLS		
Mr. Brent Auchey			
Mr. Robert Nivens			
Mr. Matt Osborne			

3. Approval of March 23rd PTPC meeting minutes. Mr. Auchey moved to approve the March PC 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 report from the recent BOS meeting including: Tall Grass conditional approval, Tall Grass bond letter and developer's letter received, Tall Grass pending completion of updated plan and comment letter issue resolution, and BOS opened bidding road materials and approved bidding f the purchase of a new skid loader. Additionally, the Michaela Taylor Woodland Drive waiver approval was tabled due to lack of information and uncertainty about driveway site lines, BOS will personally visit the site.

b. Miscellaneous.

c. Zoning Officer. Mr. Doyle reported that JA Myers and HLS will be submitting initial plans for Spring Run Estates in the next few weeks.

6. Zoning Requests.

a. 354 Beaver Creek Road (Richard & Audrey Walters). There was no representation at the meeting. The applicant is requesting to build an addition onto the pre-existing non-conforming residence. The submitted variance application did not

reference a specific section of the ZO but was supported by hand-drawn sketch of the planned construction. The PC determined that a special exception to ZO 27-1410.3.A. (special exception non-confirming structures) is not applicable because the new construction would not comply with the current 50' set back. Therefore, the PC determined that the applicant requires a variance to ZO 27-503.C. (minimum front set back). Analysis of the sketch provided indicates that the applicant needs a variance to reduce the set back from 50' to 19.5' along Jacobs Mill Road. Mr. Nivens moved to recommend denial of the variance request on the grounds that there are options to place the addition further within the set back that will lessen the severity of the non-conformity; motion did not receive a second. Mr. Osborne moved to recommend approval of the variance request to allow the 19.5' front set back, Mr. Auchey seconded and the motion passed 3-2 with Mr. Nivens and Mr. Beard opposed. All members of the PC question the accuracy of the sketch provided and that the applicant was not present to articulate the request and answer questions. The ZHB is planned for May 14, 2026.

7. Sketch Plans. n/a

8. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration May 19, 2026. There was no representation at the meeting. Mr. Doyle reported that the township received a time extension request for August 26, 2026. Mr. Beard moved to postpone discussion, Mr. Nivens seconded and the motion passed 5-0.

b. Benton Jackson, Designer: Hanover Land Services, Expiration August 22, 2026. There was no representation at the meeting. Mr. Barnes reported that the applicant submitted a plan revision past the deadline and that the GHI review is not complete. Mr. Beard moved to postpone discussion, Mr. Auchey seconded and the motion passed 5-0.

9. Ordinances / Other Business.

a. Mobile Home Parks. There was no action on this initiative, Mr. Barnes will update the recommended ordinance for the May PC meeting.

b. Comprehensive Ordinance Updates. Preliminary plans do not require detailed planning and explanation in many areas and approval of a preliminary plan allows applicants to begin construction. Mr. Barnes recommended that the PC assess and update the current SALDO to provide more specificity in the detail required for storm water, roads, and utility overlay in the preliminary plan process. The PC will formulate a plan to systematically review the SALDO to add more clarity to preliminary plan requirements and tolerances.

10. Adjournment. Mr. Beard moved to adjourn at 7:49 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*