Paradise Township York County
Planning Commission Minutes
August 24th, 2026

1. Call to Order/Pledge to the Flag.

2. Attendance.

Commission Members	Township Employees	Design Firms/Engineers	Residents
Mr. Kevin Barnes	Mr. Doug Stambaugh, PLS	Charlie Walker, Horizon Homes	3 others
Mr. Korry Beard	Mr. Neal Doyle, ZO, BCO		
Mr. Mark Bentzel			
Mr. Brent Auchey			
Mr. Matt Osborne			

3. Approval of July 27th PTPC meeting minutes. Mr. Bentzel moved to approve the July minutes as written, Mr. Osborne seconded and the motion passed 5-0.

4. Citizen's Concerns. Mr. Doug Stambaugh informed the PC about a plan to subdivide one 49,000 SF lot off the existing lot at 8765 Maple Grove Road. The PC did not provide formal comments on the plan due to the sketch not being submitted to the township within 7 days of the PC meeting. If the plan comes to fruition, Mr. Doyle will contract a third-party engineer to do the township review.

5. Communications.

a. Paradise Township Board of Supervisor's Meeting (BOS) Report. Mr. Barnes provided an update from the August BOS meeting including: adoption of the data center ordinance, New Era time extension granted, and approval of the Benton Jackson driveway waivers.

b. Miscellaneous. The BOS approved a time extension for Benton Jackson separate from the BOS meeting.

c. Zoning Officer. No Report.

6. Zoning Requests.

a. Steve Alleman, 498 Short Road, Setback variance. Mr. Charlie Walker from Horizon Homes was present to discuss a requested front setback variance in

accordance with ZO 27-503.c. The existing home is centered on the lot and the front of the home is 25 feet from right of way line, inside the rural conservation zone setback of 50 feet. Mr. Walker explained that the existing home is a pre-existing nonconformity because it was built prior to publication of the zoning ordinance. Mr. Alleman desires to construct a 19'x20' family room addition onto the left side of the existing home. The internal layout of the home and an attached porch to the rear of the home prevent the addition from being built onto the rear of the home. Further, building the addition on the rear of the home would still require a variance because the rear of the home is 49 feet from the right of way line. Mr. Osborne moved to recommend approval of the variance request, Mr. Bentzel seconded and the motion passed 5-0.

7. Sketch Plans n/a

a. n/a

8. Plans / Waivers for Review.

a. New Era, Designer: Jack Powell and SLS & Geomatics, Expiration November 15, 2026. There was no representation at the meeting. Mr. Beard moved to postpone discussion, Mr. Auchey seconded and the motion passed 5-0.

b. Benton Jackson, Designer: Hanover Land Services, Expiration November 20, 2026. There was no representation at the meeting. Mr. Doyle reported that the township anticipates a zoning hearing request for on-lot sewer but did not receive the formal request at the time of the PC meeting. Mr. Auchey 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. Stambaugh reported that there are extensive issues in the current comment letter that will require redesign. Therefore, GHI is holding a meeting with the site developer and designer on August 26th to resolve the major concerns before the plan is presented to the PC. Mr. Beard moved to postpone discussion, Mr. Bentzel seconded and the motion passed 5-0.

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9. Ordinances / Other Business.

a. Non-Commercial Keeping of Animals. The township recently received an increase in resident complaints related to non-commercial keeping of animals, most notably chickens. The current ordinance requires a minimum of 5-acres to keep chickens and does require containment. The PC reviewed a draft ordinance from a sister township that breaks out chicken requirements from other types of livestock. Based on discussion, Mr. Barnes will modify the draft ordinance, and the PC will review again at the September PC meeting.

b. SALDO Checklist Review. The PC reviewed the Sketch Plan checklist. Based on discussion, Mr. Beard will modify the sketch plan checklist and submit to the ZO prior to the September meeting. The PC will review the preliminary plan checklist and final plan checklist at the September meeting.

10. Adjournment. Mr. Bentzel moved to adjourn at 8:18 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*