Paradise Township York County
Planning Commission Minutes
September 28th, 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		3 others
Mr. Korry Beard			
Mr. Bob Nivens			
Mr. Matt Osborne			
Mr. Brent Auchey			

3. Approval of August 24th PTPC meeting minutes. Mr. Auchey moved to approve the August minutes as written, Mr. Nivens 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 summary of the recent BOS meeting including: approval of time extension for Benton Jackson LDP, opening of bids for new trash hauler, appointment of agricultural advisory committee, approval of resolution to allow NE Adams to apply for $1M grant toward new fire engine, approved advertisement of ordinance to govern active service credits (fire & EMS personnel) toward township & county tax.

b. Miscellaneous. Mr. Barnes reported the following miscellaneous correspondence: the township received two pieces of written correspondence from Mr. William Witman (30 Wren Ct.) regarding the sketch plan for Pali Village, Mr. Wayne Mummert Jr. (5772 W. Canal Rd) will prepare a storm water plan submission for proposed future agricultural building on Jacobs Mill Rd, Mr. Clark Craumer submitted two subdivision plans that will be ready for review at the October PC meeting, and establishment of a sharepoint website used to archive PC documents.

c. Zoning Officer. Mr. Doyle was absent, Mr. Barnes reported that Zoning hearing request for Benton Jackson LDP was received, and the PC will review at the October meeting.

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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 November 15, 2026. There was no representation at the meeting. Mr. Barnes reported that the applicant conducted a scoping meeting with PennDOT. The plan will now require a traffic study because PennDOT wants to restrict Rt. 30 access and defer all traffic to Beaver Creek Road. Mr. Beard moved to postpone discussion, Mr. Nivens 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. The applicant filed a zoning hearing board request on September 28th for a variance to relieve both water and sewer requirements. 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. GHI signed contract to have Traffic Planning and Design, Inc. (TPD) conduct traffic study on impacts of the proposed development. Mr. Nivens moved to postpone discussion, Mr. Auchey seconded and the motion passed 5-0.

9. Ordinances / Other Business.

a. Non-Commercial Keeping of Animals. The PC reviewed proposed details of the non-commercial keeping of chickens ordinance. Mr. Beard moved to recommend adoption of the ordinance, Mr. Osborne seconded and the motion passed 5-0.

b. SALDO Checklist Review (preliminary and final plan checklists). The PC will continue reviewing checklists pending time available at the October meeting.

10. Adjournment. Mr. Auchey moved to adjourn at 7:49 pm, Mr. Osborne 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*