

July 17, 2019

*Peter T. Ruth, Esquire*  
*Direct Dial: (717) 849-4104*  
*pruth@stockandleader.com*

Jason M. Bross  
5107 West Canal Road  
Dover, PA 17315

**Re: Paradise Township Zoning Hearing Board Decisions  
Applications 2019-01 and 2019-02**

Dear Mr. Bross:

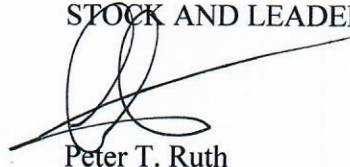
Enclosed is the decision of the Paradise Township Zoning Hearing Board for Application 2019-01 rendered on June 19, 2019, and entered on July 17, 2019 (the "2019-01 Decision") granting the Application for a Special Exception, with all applicable conditions, pursuant to Section 502.B., 1707.E., and 1306 of the Paradise Township Zoning Ordinance, as set forth more fully in the 2019-01 Decision.

Also enclosed is the decision of the Paradise Township Zoning Hearing Board for Application 2019-02 rendered on June 19, 2019, and entered on July 17, 2019 (the "2019-02 Decision") denying your request to Modify the Condition of Special Exception, as set forth more fully in the 2019-02 Decision.

You or any aggrieved party has the right to file an appeal of the Decision to the Court of Common Pleas of York County, Pennsylvania, within thirty (30) days of the date of the entry of this written decision.

Very truly yours,

STOCK AND LEADER



Peter T. Ruth

PTR:mcg  
Enclosure  
cc (w/enclosure):

**DECISION OF THE  
PARADISE TOWNSHIP ZONING HEARING BOARD  
YORK COUNTY, PENNSYLVANIA**

<b>Applicants:</b>	Jason Bross 5107 West Canal Road Dover, PA 17315	<b>Location:</b>	5107 West Canal Road Dover, PA 17315 Paradise Township
<b>Property Owner:</b>	Jason M. Bross and Liudmyla Babenko		
<b>Application No.:</b>	2019-01	<b>Tax UPI:</b>	Map JE, Parcel 79.A
<b>Date of Hearing:</b>	June 19, 2019	<b>Zone:</b>	Rural Conservation

**DECISION**

**I. FINDINGS OF FACT.**

The Applicant is Jason M. Bross (the “Applicant”) of 5107 West Canal Road, Dover, Pennsylvania 17315 (the “Property”). Jason M. Bross and Liudmyla Babenko are the owners of the Property which is 126.44 acres. The Applicant requests, pursuant to Sections 502.B. and 1306 of the Paradise Township Zoning Ordinance (the “Ordinance”), a Special Exception to permit a Campground at the Property as an accessory use.

The Applicant filed the Application for a Special Exception with Paradise Township on May 20, 2019. The Applicant’s request for a Special Exception was duly advertised and the Property was posted according to law. All adjoining property owners were notified of the time and place of the hearing in accordance with the Pennsylvania Municipalities Planning Code (the “MPC”) and the Ordinance. The Applicant was present and did testified at the zoning hearing regarding his request to engage in “glamping” or “glamorous camping.” Robert Schefter, Esquire, of the Senft, Schefter, Ayers Law Firm, LLC, with an address of 105 Leaders Heights Road, York, Pennsylvania 17403-5137 represented the Applicant. The Applicant’s request for a Special Exception was forwarded to the Paradise Township Planning Commission



("Commission"), which reviewed the Application and submitted comments to the Paradise Township Zoning Hearing Board ("Board"). The Board took those comments under advisement in making its decision on the merits of the instant matter. The hearing on Applicant's request was conducted by the Board on June 19, 2019 at 7:00 p.m. at the Paradise Township Municipal Building, 82 Beaver Creek Road, Abbottstown, Pennsylvania 17301 (hereinafter referred to as the "Hearing").

Attorney Schefter began the presentation at the Hearing regarding the preliminary aspects of the request and what the Applicant's proposed use would entail. The Property is located in the Rural Conservation Zoning District. Attorney Schefter represented that the Property is currently utilized principally as a residence with agricultural use. In addition, Applicant previously requested, and the Board granted with certain conditions, a Special Exception to utilize the property as a special events venue as an accessory use, which Application was 2016-01. Attorney Schefter represented that the proposed use would not involve RVs or motor homes, as those terms are defined in the Ordinance. Instead, individuals would park at a common parking area, and would then be transported back to the pre-installed Campsite. Similarly, Attorney Schefter represented that there would be no adverse impact on the neighbors, as the Campsites would be placed so as to take advantage of the forest and surrounding agricultural area, and would likewise provide for an alternative source of revenue while preserving the agricultural nature of the Property. Lastly, Attorney Schefter advised that there are other Campgrounds in the area, so the proposed use would be in harmony with such other Campground uses.

The Applicant's application was submitted as Exhibit "A." The Applicant also submitted a large-scale rendering of the Property and the proposed Campsites, which was identified as Exhibit "B." The Applicant testified that he utilizes the Property as his primary residence and

that the portion of the 166 acres of land that are not forested is an active farm. The Applicant proposed to continue to principally use of the Property as his residence in connection with the farming operation, to utilize a portion of the farm for a special events and wedding venue, and to also utilize a portion of the forested area for a campground.

The Applicant testified he proposes twenty (20) total campsites on the Property if the accessory use is approved, and to further provide twenty (20) total parking spaces in the common parking area as required by the Ordinance. The Applicant presented a packet of documents titled "Special Exception Application" on both a video presentation and in print format, the print format being identified as Exhibit "C." In the packet, the Applicant provided examples of the "glamping" Campsites he proposes, based on a model designed, constructed, and managed by TENTRR®. Included in the packet was documentation concerning the equipment and amenities offered at each Campsite, an engagement letter between the Applicant and TENTRR®, and proposed methods for handling waste management and the provision of water services to the Campsites. Applicant testified that the campers would make reservations to stay at the Campsites through TENTRR®, and the stays would be anywhere from a minimum of one (1) night to a maximum of three (3) nights.

Mr. Wayne Smith, Township Zoning Officer, testified that the Property was duly posted and advertised according to law. Attorney Schefter and the Applicant advised that he had no objection to the posting or notice requirements. Mr. Smith presented a letter from the Commission dated May 29, 2019.<sup>1</sup> The Commission reviewed the Application at its May 2019 meeting, at which time the Commission recommended the Board hold a hearing on the Application. The Commission did state that the Applicant would be required to comply with all

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<sup>1</sup> The date of the Commission's letter is incorrectly identified in said letter as May 29, 2017; this, however, is a typographical error and should be May 29, 2019.



of the requirements of Section 1306 of the Ordinance, and would further be required to submit a land development plan at the time of construction of the Campsites. The Commission's letter was submitted as Exhibit "D."

Several Township residents appeared at the Hearing and testified in opposition to the Applicant's requested relief. John J. Baranski, Jr., occupant of 5156 W. Canal Road, Abbottstown, Pennsylvania 17301, questioned the Applicant as to how many uses on the Property were to be considered "accessory." Mr. Baranski further questioned the Applicant as to when the residential use would cease to be the principal use. Finally, Mr. Baranski questioned the Applicant as to the hours of operation of the Campground, and whether or not alcohol would be permitted on the site.

In response, Attorney Schefter represented that the Campground use would be incidental to and customarily associated with the principal use, which was the residential and agricultural use. Similarly, the special events venue was an accessory use in that it too was incidental to and customarily associated with the principal residential and agricultural use. Attorney Schefter represented that although the Campground would be offered for use throughout the year, realistically that use would be sporadic and infrequent.

John C. Hiden, Jr., of 5124 W. Canal Road, Abbottstown, Pennsylvania 17301, testified that he had concerns with the existing traffic on West Canal Road and Big Mount Road. By adding yet another use to the Property, it would further exacerbate this problem. Similarly, Mr. Hiden expressed concerns if alcohol would be allowed for campers to bring onto the Property.

Ms. Sara Gudat, of 5136 W. Canal Road, Abbottstown, Pennsylvania 17301, testified that she had concerns with the collection of refuse from each of the Campsites, and the proper disposal of that refuse and waste from the Property. Similarly, if the Applicant were to be

drawing water from his well to provide for the campers, this would have a negative impact on the wells of all the other surrounding property owners. Lastly, Ms. Gudat testified she believed the proposed use would cause neighboring properties to decrease in value.

The Applicant, upon questioning from the Board, testified as to the specific requirements of the Ordinance, as set forth in more detail in the Conclusions of Law below.

## **II. CONCLUSIONS OF LAW.**

### **SPECIAL EXCEPTION**

Section 502.B. of the Ordinance addresses uses permitted by Special Exception within the Rural Conservation Zoning District. Specifically, a Campground accessory use is permitted by Special Exception in accordance with the general standards for a Special Exception set forth in Section 1707.E. of the Ordinance, as well as the specific standards for a Campground use set forth in Section 1306 of the Ordinance.

The general standards for a special exception set forth in Section 1707.E. of the Ordinance are as follows:

1. The proposed use, including its nature, intensity, and location is in harmony with the orderly and appropriate development of the district;
2. That adequate water supply, sewage disposal, storm drainage, and fire and police protection are or can be provided for the use;
3. That the use of adjacent land and buildings will not be discouraged and the value of adjacent land and buildings will not be impaired by the location, nature, and height of buildings, walls, and fences;



4. That the use will have proper location with respect to existing or future streets giving access to it, and will not create traffic congestion or cause industrial or commercial traffic to use residential streets; and
5. That the specific standards set forth for each particular use for which a special exception may be granted have been met.

The specific standards for a special exception to utilize a property as a Campground in the Rural Conservation Zoning District are as follows:

- A. The minimum lot area is 10 acres.
- B. All campsites shall be located at least 50 feet from any property line.
- C. Each campsite shall be at least 500 square feet in area and shall contain, in addition to a tent or RV pad, one vehicle parking space that does not interfere with the convenient and safe movement of traffic. As an alternative, an equivalent amount of parking may be provided in a common parking area.
- D. There shall be a maximum of 10 campsites per acre of lot area in any campground.
- E. An internal road system shall be provided. The pavement width for the driveway entrance way shall be at least 24 feet. The pavement width for internal drives shall be a minimum of 16 feet. All internal drives must be improved to a mud-free and dust-free condition.
- F. All outdoor play areas shall be set back at least 100 feet from any property line and screened from adjoining properties.

- G. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes, but is not limited to, fences, walls, plantings and open spaces.
- H. If the nature of the campground is such that it will generate a high volume of vehicular traffic, then access should be via a street designed to handle such volume.
- I. All campgrounds shall furnish centralized sanitary and garbage collection facilities that shall be set back a minimum of 100 feet from any property line.
- J. Any accessory retail or service commercial uses shall be set back at least 100 feet from any property line. Such accessory commercial uses shall be designated and constructed to solely serve the campground's registered guests and their visitors and shall be subject to Zoning Hearing Board approval. Any parking spaces provided for such uses shall have a vehicular access from the campground's internal road system rather than a public street.
- K. A site manager shall be available on the site at all times when the campground is in operation.
- L. The campground must comply with all applicable State and local laws and regulations.
- M. Either public water and public sewer approved by the PA DEP must be utilized or else satisfactory evidence must be submitted to assure that the new or existing on-site system is capable of adequately serving the proposed use.

Applicant testified that the proposed luxury campground use:



1. is desirable for the public convenience and welfare because allows guests to gather in an area that promotes the aesthetic beauty of the Township and surrounding area, generating a source of pride in the preservation of the agricultural land;
2. is in harmony with the elements and objectives of the Comprehensive Plan because it fosters respect for natural and historic features in the region and balances residential and non-residential uses;
3. would not be detrimental to the character of the neighborhood because the proposed Campsites would be exclusively within the forested and wooded area; additionally, there are other Campground uses within close proximity to the Property; and
4. would be consistent with other standards of the Ordinance because all nuisances, such as sanitation, lighting, and the like would be adequately addressed, and the use would protect and preserve the natural elements of the Rural Conservation District.

Similarly, the Applicant testified in regard to the specific requirements of Section 1306 of the Ordinance:

- A. The Property is 166 acres, more than the ten (10) acre minimum lot area requirement;
- B. All proposed campsites will be located at least fifty (50') feet from any property line;
- C. Twenty (20) parking spaces will be provided in a common parking area for the twenty (20) Campsites;
- D. The twenty (20) proposed Campsites are less than the maximum of ten (10) Campsites per acre;
- E. Applicant will provide an internal road system with an entrance at least twenty four (24') feet wide, with a minimum of sixteen (16') feet wide cartways, with an improved surface that is mud-free and dust-free;

- F. No outdoor play area will be provided;
- G. Adequate buffering and screening will be placed around the Property and Campsites to protect neighboring property owners;
- H. The limit of twenty (20) Campsites would not cause or generate a high volume of vehicular traffic that could not otherwise be handled by West Canal Road;
- I. Applicant will provide a centralized sanitary and garbage collection facility, setback at least 100 feet from any property line;
- J. No accessory retail or service commercial uses will be provided on the Property in connection with the Campground;
- K. A site manager will be on-site at all times when the Campground is in use;
- L. The Campground would comply with all applicable State and local laws and regulations; and
- M. Satisfactory evidence would be provided that a new or the existing on-lot system for water and sewer service is capable of adequately serving the proposed use, as determined by the Pennsylvania Department of Environmental Protection.

Accordingly, the Board is of the opinion that the Applicant has met its burden in regard to the Special Exception requirements of Sections 502.B and 1306 of the Ordinance, subject to the following conditions:

1. The residence and agricultural use must remain the principal use of the Property, with all other uses, including the Campground, being accessory uses;
2. Applicant may construct only twenty (20) Campsites on the Property, as depicted on the Exhibit "B" presented at the Hearing and made a part hereof;



3. Applicant must meet all of the requirements set forth in Section 1306 of the Ordinance.

### **III. DECISION.**

The Zoning Hearing Board of Paradise Township, based upon the testimony of all witnesses, the Application as filed by the Applicant, the exhibits presented at the Hearing, and specifically relying thereon, upon motion of Chairman Laverne Seibert, seconded by Vice-Chairman Akshay D. Vidyarthi, hereby unanimously grant the Applicant's request for a Special Exception pursuant to Sections 502.B. and 1306 of the Ordinance. All other representations made by the Applicant concerning the proposed accessory use of the Property as a campground, including, without limitation, the conditions set forth herein, remain applicable.

ZONING HEARING BOARD OF  
PARADISE TOWNSHIP

By: /s/ Laverne Seibert  
Laverne Seibert, Chairman

/s/ Akshay D. Vidyarthi  
Akshay D. Vidyarthi, Vice-Chairman

/s/ Rodney Eisenhart  
Rodney Eisenhart, Secretary

Date: July 17, 2019

Any party aggrieved by this action may appeal to the Court of Common Pleas of York County, Pennsylvania within thirty (30) days of the date of the entry of this written decision.

**DECISION OF THE  
PARADISE TOWNSHIP ZONING HEARING BOARD  
YORK COUNTY, PENNSYLVANIA**

<b>Applicants:</b>	Jason Bross 5107 West Canal Road Dover, PA 17315	<b>Location:</b>	5107 West Canal Road Dover, PA 17315 Paradise Township
<b>Property Owner:</b>	Jason M. Bross and Liudmyla Babenko		
<b>Application No.:</b>	2019-02	<b>Tax UPI:</b>	Map JE, Parcel 79.A
<b>Date of Hearing:</b>	June 19, 2019	<b>Zone:</b>	Rural Conservation

**DECISION**

**I. FINDINGS OF FACT.**

The Applicant is Jason M. Bross (the "Applicant") of 5107 West Canal Road, Dover, Pennsylvania 17315 (the "Property"). Jason M. Bross and Liudmyla Babenko are the owners of the Property which is 126.44 acres. The Property is located in the Rural Conservation District. The Applicant requests a modification of the conditions attached to the Special Exception granted by this Board in Application 2016-01, specifically removal of Condition Six, which provides the following:

"6. Applicant may only hold special events and/or weddings on weekends  
(Friday, Saturday, or Sunday), and only two (2) weekends per month."

(hereinafter "Condition Six")

Although not included in the original application filed with the Paradise Township, the Applicant made an oral motion and request before the Paradise Township Planning Commission at its May 2019 meeting to modify the aforementioned Condition Six. The Applicant's request to modify Condition Six was duly advertised and the Property was posted according to law. All adjoining property owners were notified of the time and place of the hearing in accordance with



the Pennsylvania Municipalities Planning Code (the "MPC") and the Paradise Township Zoning Ordinance (the "Ordinance"). The Applicant was present and did testify at the zoning hearing regarding his request to modify Condition Six. Robert Schefter, Esquire, of the Senft, Schefter, Ayers Law Firm, LLC, with an address of 105 Leaders Heights Road, York, Pennsylvania 17403-5137 represented the Applicant.

The Applicant presented his request to modify the conditions to the Paradise Township Planning Commission ("Commission"). The hearing on Applicant's request was conducted by the Board on June 19, 2016 at 7:00 p.m. at the Paradise Township Municipal Building, 82 Beaver Creek Road, Abbottstown, Pennsylvania 17301 (hereinafter referred to as the "Hearing"). Attorney Schefter represented that the Property is currently utilized principally as a residence with agricultural use. Applicant presented a packet of documents titled "Special Exception Application" as both a video presentation and in print format, the print format being a packet identified as Exhibit "A," which included a section entitled "Event Venue," relevant to this Application 2019-02.

Attorney Schefter explained that Applicant previously requested, and the Board granted with conditions, a Special Exception to utilize the property as a special events venue as an accessory use, which Application was 2016-01. Attorney Schefter summarized the underlying Special Exception and the conditions attached thereon by this Board. Attorney Schefter recounted that, in Application 2016-01, Applicant proposed that events would be held in tents on the foundation of the barn that formerly existed on the property; however, Attorney Schefter advised that Applicant had since elected to reconstruct the barn and utilize it as an enclosed event space. Attorney Schefter represented that construction of the new barn would require Applicant to make a substantial financial investment, and that Applicant would hope to recover as much of

his investment as possible in the enclosed space by hosting events throughout the week. Attorney Schefter further represented that Condition Six would prevent the Applicant from maximizing the profitability of the event venue, and thereby proposed that Condition Six be removed.

The Applicant testified to his vision for the event venue, accompanied by artistic renderings of the property, which were included in the accompanying video presentation and printed packet in Exhibit "A." The Applicant further testified that he planned to construct a new barn on the existing barn foundation, as depicted in the packet, and the projected start date. Included in the packet were renderings of the front of the barn, depicting the venue's logo; the back of the barn, depicted opening out into the property; and various views of the barn from West Canal Road. Applicant testified that the barn, as opposed to the tents proposed by the original application, would be enclosed, which he posited would serve to contain the lights, noise, and partygoers associated with the various events hosted there.

Included in the packet was documentation from the Altland House, consisting of an engagement letter for catering at the event venue. The Applicant further testified to his partnership with the Altland House, the catering services they would provide, and the event management and planning services they provide. The packet also included depictions of the website for the venue, along with proposed methods for providing waste management and restrooms. The Applicant testified that he hopes to use the event space not only for weddings but also for other events, like corporate retreats and family gatherings. The Applicant also posited that his venue was less competitive because of the weekend restrictions in Condition Six.

Mr. Wayne Smith, Township Zoning Officer, testified that the Property was duly posted and advertised according to law. Attorney Schefter and the Applicant advised that neither had any objection to the posting or notice requirements.



Several Township residents appeared at the Hearing and testified in opposition to Applicant's requested relief. John J. Baranski, Jr., occupant of 5156 W. Canal Road, Abbottstown, Pennsylvania 17301, questioned the Applicant as to the days of the week and frequency with which the Applicant intended to host events on the Property.

In response, Attorney Schefter represented that the proposed modification to the conditions was to remove Condition Six, allowing the venue to be booked for any number of events on any and all of the days of the week without limitation. The Applicant further testified that he hoped to be free to book the space on weekdays as well as weekends, without restriction. Attorney Schefter advised that, in his opinion, it was unlikely that the space would be booked for events every day, but confirmed that the proposed modification would allow the space to be booked on any day, and would not limit the number of days per month that it could be booked.

Mr. Baranski reiterated that he opposed the underlying Special Exception, and also testified that he had concerns about how often the space could be used, the types of events that could be held there, and the impact that the increased frequency of events would have on the surrounding community and the vital agricultural elements thereof. Mr. Baranski also testified to his concern that the building would be a permanent structure, rather than the temporary structures proposed under the original application 2016-01, and reiterated his concerns about how many uses on the property could be considered accessory to the principal residential and agricultural use. Mr. Baranski further testified that he believed the interest of the citizens should be paramount in the Board's consideration of the Application, and that he believed that the Board's decision should balance the interests of surrounding property owners and the subject property owner.

Leslie London, of 5156 W. Canal Road, Abbottstown, Pennsylvania 17301, testified to her concerns about the impact of increased events with unlimited frequency, bringing increased activity to an agricultural area, which she believes would be inharmonious with the area and the community living there.

Ms. Sara Gudat, of 5136 W. Canal Road, Abbottstown, Pennsylvania 17301, testified that she had continuing concerns with regard to the negative impact on the wells of the surrounding property owners in relation to the Applicant's planned improvements and use of the space.

Attorney Schefter, in closing, advised that, although surrounding property owners voiced concerns about the impact of the increased use, the Applicant had already secured a Special Exception for the event venue, and represented that, in his opinion, Condition Six is a restriction on free market capitalism which prevents the Applicant from maximizing his use of his own property.

The Board inquired whether the Applicant wished to orally amend the Application to request relief that would balance the Applicant's desire to maximize profitability without injuring the public interest. The Applicant and Attorney Schefter conferenced in private, then returned to the Hearing room with a proposed compromise, wherein:

1. On Mondays through Thursdays, events would be limited to a maximum of 50 occupants.
2. On Mondays through Thursdays, events would have no bands, DJs, or music played outside.
3. The space would not be used to host automobile or motorcycle shows.

## **II. CONCLUSIONS OF LAW.**

### **MODIFICATION TO SPECIAL EXCEPTION CONDITIONS**



Pursuant to the MPC, 53 P.S. §10912.1, "... the board may attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of this act and the zoning ordinance." Further, Section 1707.D. of the Ordinance permits this Board, when approving special exception applications, to attach conditions "... considered necessary to protect the public welfare and to implement the purposes of the MPC, the Township Comprehensive Plan, and this Ordinance."

To modify a condition attached to a Special Exception which Applicant did not appeal, Applicant carries the burden of establishing:

1. Either the grounds for a traditional variance, or that changed circumstances render the condition inappropriate; and
2. Absence of injury to the public interest.

*See Ford v. Zoning Hearing Board*, 616 A.2d 1089, 1092 (Pa. Commw. Ct. 1992) (*citing* *Amoco Oil Co. v. Zoning Hearing Board*, 463 A.2d 103 (Pa. Commw. Ct. 1983); Robert S. Ryan 2 *Pennsylvania Zoning Law and Practice* § 9.4.20 (1994 ed.)).

Applicant testified that:

1. He planned to reconstruct a barn on the property to use as an, at least partially, enclosed event space in lieu of tents or other similar temporary structures, as described in Application 2016-01.
2. He hoped to recover his investment in the improvement and facilitate a highly competitive and profitable business venture by operating on all days of the week without limitation as to frequency.
3. He believed enclosure of the event space would reduce impacts on the surrounding properties and residences.

Moreover, Applicant's Application 2019-02 posits that Condition Six poses an unreasonable restraint of free-market trade and capitalism.

However, Applicant failed to establish that an enclosed event space constituted a change in conditions so substantial as to render Condition Six, limiting days of operation and frequency, inappropriate. Applicant also failed to establish that there would be no injury to the public interest by virtue of removing Condition Six; to the contrary, Applicant's Application 2019-02 and presentation, along with Attorney Schefter's closing statements, demonstrated prioritization of maximized profitability with little regard to injury to the public interest.

Further, Applicant offered no evidence to demonstrate that Condition Six was unnecessary with respect to the MPC, the Ordinance, the Comprehensive Plan, or the public welfare. A purported restriction on free-market trade and capitalism, without supporting evidence, does not outweigh those considerations, nor does it demonstrate that they are unnecessary, especially in regard to a property with multiple, expansive accessory uses that must be tempered to maintain accessory status.

Accordingly, the Board is of the opinion that the Applicant has failed to meet his burden in regard to the requirements to modify a condition of a Special Exception.

### **III. DECISION.**

The Zoning Hearing Board of Paradise Township, based upon the testimony of all witnesses, the Request to Modify Special Exception Condition as filed by the Applicant, the exhibits presented at the Hearing, and specifically relying thereon, upon motion of Chairman Laverne Seibert, seconded by Secretary Rodney Eisenhart, hereby unanimously deny the Applicant's request to modify the conditions attached to the Special Exception granted under Application 2016-01.



ZONING HEARING BOARD OF  
PARADISE TOWNSHIP

By: /s/ Laverne Seibert  
Laverne Seibert, Chairman

/s/ Akshay D. Vidyarthi  
Akshay D. Vidyarthi, Vice-Chairman

/s/ Rodney Eisenhart  
Rodney Eisenhart, Secretary

Date: July 17, 2019

Any party aggrieved by this action may appeal to the Court of Common Pleas of York County,  
Pennsylvania within thirty (30) days of the date of the entry of this written decision.