PARADISE TOWNSHIP PLANNING COMMISSION

2 Township Drive
Paradise PA 17562
(717) 768-8222

MEETING AGENDA

December 1, 2026

CALL TO ORDER – 7:00 PM

APPROVAL OF MINUTES –November 3, 2026 Meeting Minutes

CORRESPONDENCE / GUEST RECOGNITION

BRIEFING ITEMS

- Amanda Groff, Harbor Engineering, Inc. – Belmont Real Estate Holdings, LLC Merv King - 3925 Lincoln Highway East – Final Subdivision and Storm Water Management Plan

- Tom Wiencokowski, Landcore Engineering Consultants, PC – FDS Lancaster SP, LLC Pennsylvania State Police Headquarters - 28 S Kinzer Rd – Preliminary/ Final LD Plan

ACTION ITEMS

- TJ Acosta, Lancaster Civil Engineering Co. – Jake Stoltzfus and Steve H. & Elizabeth K. Stoltzfus - 131 Paradise - Preliminary/ Final Land Development Plan

    - Approve request for modification of SWMO Section 404.1.B – Profile Scales. Applicant proposes to utilize a horizontal scale of 1”=20” vs. 1”= 50’ and a vertical scale of 1” = 2’ vs 1” = 5’.*****
    - Approve request for modification of SWMO Section 505.5(a)[4] – Minimum Pipe Diameter. Applicant proposes to utilize 4” pipe for the roof leaders and 8” pipe from Inlet 1.*****
    - Approve request for modification of SWMO Section 507.9 to place non-geotextiles on sides and top of subsurface infiltration facility only and *not* on the bottom.*****
    - Approve request for waiver of SALDO Section 305.A – Preliminary Plan Application. Applicant proposes to only provide a Final Plan.*****
    - Approve request for deferral of SALDO Section 602.5.E & Section 602.7 – Additional Right-of-Way Dedication (5’ width). Applicant proposes a deferral of this requirement at Paradise Lane is a State Road with an existing 40’ right-of-way and a 24’ cartway.*****
    - Approve request for conditional plan approval.*****

- Roger Fry, Fry Surveying, Inc. – Lanchester District of LMV Dwight Groff – 45 N. Kinzer Road - Final Lot Add-On Plan
    - Approve request for conditional plan approval.

PUBLIC COMMENT

OLD/NEW BUSINESS

ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: TUESDAY, January 5, 2027 at 7:00 p.m.

Plan submittal cutoff date is Tuesday, December 15, 2026.