

# PARADISE TOWNSHIP PLANNING COMMISSION

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

## MEETING AGENDA

**June 6, 2023**

CALL TO ORDER – 7:00 PM

APPROVAL OF MINUTES – May 2, 2023 Meeting

### CORRESPONDENCE / GUEST RECOGNITION

1. Evan Graybill, Graybill Plumbing to present and discuss concept plan for new facility at 1 Township Drive.

### BRIEFING ITEMS

1. Roger A. Fry, PLS, Fry Surveying, Inc. – Raymond K. & Sally B. King – 114 Harristown Rd – Preliminary/Final Plan.

### ACTION ITEMS

1. Andrew Hoover & Tony Luongo – Brecknock Builders, LLC – Samuel L. Stoltzfus/Hometown Woodworking – 54A Vintage Road – Request for Waiver of Land Development.
2. Leon S. King – Paradise Apartments, LLC – 3406 Lincoln Hwy East – Final Land Development Plan:
  - a. Request for waiver of land development (per Rettew’s recommendation letter).
  - b. Request for conditional approval of plans.
3. Matthew J. Mack, P.E., Mack Engineering – R.S.J.S. Real Estate, LP – 3402 Lincoln Hwy E – Minor Land Development Plan:
  - a. Request for Modification of Section 305 – Preliminary Plan.
  - b. Request for Waiver of Section 405.2K – Landscape Architect.
  - c. Request for Waiver of Section 602.11 – Curbing.
  - d. Request for Waiver of Section 602.12 – Sidewalks.
  - e. Request for Waiver of Section 609.1 – Landscape Buffer.
  - f. Request for Wavier of Section 609.5 – Street Trees.
  - g. Request for Waiver of Section 602.5.A – Reconstruction of Existing Streets.
  - h. Request for Waiver of Section 602.7.A – Right-of-Way & Cartway Widths and Construction Standards

- i. Request for Modification of Section 501.15.B – Stormwater Discharge Points.
  - j. Request for Modification of Section 504.4.a.4 – Stormwater Pipe Diameter.
  - k. Request for conditional approval of plans.
4. John K. Roche, P.E., Vision Engineering, Inc. – Esbenshade Turkey Farm – 109 Esbenshade Road -- Proposed Building and Driveway Plan:
  - a. Request for Modification of Section 408.1 – Water Service Feasibility Report.
  - b. Request for Modification of Section 408.2 – Sewer Service Feasibility Report.
  - c. Request for Modification of Section 408.4 – Wetland Study.
  - d. Request for Modification of Section 403.4 – Septic Replacement Easement.
  - e. Request for conditional approval of plans.
5. Roger A. Fry, PLS, Fry Surveying, Inc. – Melvin R & Esther K. Lapp – 15 Fawn Drive – Preliminary/Final Subdivision Plan.
  - a. Request for Modification of Section 403.1.1 – Plan Scale.
  - b. Request for Modification of Section 408.1 – Water Service Feasibility Report.
  - c. Request for Modification of Section 408.2 – Sewer Service Feasibility Report.
  - d. Request for Waiver of SWMO Section 504.4.a.4 – Storm Sewer Pipe Diameter.
  - e. Request for conditional approval of plans.

## **PUBLIC COMMENT**

## **ADJOURNMENT**

NEXT PLANNING COMMISSION MEETING: TUESDAY, July 11, 2023 at 7:00 p.m.

*Plan submittal cutoff date is Tuesday, June 20, 2023.*