

PARADISE TOWNSHIP PLANNING COMMISSION

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

MEETING AGENDA

May 7, 2024

CALL TO ORDER – 7:00 PM

APPROVAL OF MINUTES – April 2, 2024 Meeting

CORRESPONDENCE / GUEST RECOGNITION

BRIEFING ITEMS: None

ACTION ITEMS

1. Ronald Hershey, Hershey Surveying – Amos K. & Barbara S. Fisher – 397 Osceola Mill Road – Revised Final Subdivision and Lot Add-on Plan:

- Request for Modification of Sections 403.3 and 406.C of the Subdivision & Land Development Ordinance (SALDO) – Existing Features. Request to show existing and proposed features on one sheet.
- Request for Modification of Sections 403.3.A and 405 of the SALDO – Existing Contours. Request to not provide existing contour since there are no proposed improvements.
- Request for Modification from Section 602.11 of the SALDO – Curbing. Request to not install curbing on all streets as this is a proposed lot add-on plan with no improvements being proposed.
- Request for Modification from Section 602.12 of the SALDO – Sidewalks. Request to not install sidewalks on all streets as this is a proposed lot add-on plan with no improvements being proposed.
- Request for Modification from Section 609.5 of the SALDO – Street Trees. Request to not install street trees on all streets as this is a proposed lot add-on plan with no improvements being proposed.
- Request for conditional plan approval.

2. Matthew J. Mack, Mack Engineering – Vintage Acquisitions, LLC – Vintage Business Park Lots 4, 5, 14 & 15 – Revised Final Land Development & Lot Add-on Plan:

- Request for Waiver from Section 602.5 of the Subdivision & Land Development Ordinance (SALDO) – Reconstruction of Perimeter Streets. Request not to be required to reconstruct South Vintage Road to the centerline, but to provide a two (2) foot roadway widening along the property frontage.

- Request for Waiver from Section 602.11 of the SALDO – Curbing. Request for waiver from providing curbing along South Vintage Road and the proposed street.
- Request for Waiver from Section 602.12 of the SALDO – Sidewalks. Request for waiver from providing sidewalks along South Vintage Road and the proposed street.
- Request for Modification of Section 602.14.C.2 of the SALDO – Maximum Length of Cul-de-sac Streets. Request a cul-de-sac length of 2,275’ instead of the required 600’ with a 20’ wide stone emergency access with the condition the plan be approved by the emergency service provider.
- Request for Modification of Section 602.5 and 603.1.A of the SALDO – Construct Standards for Collector Streets and Access Drive Construction. Request to pave the western access drive intersecting Ola Way to driveway pavement standards and limit traffic to only car traffic.
- Request for Modification of Section 602.10.F.3 of the SALDO – Minimum Radius of Cartway Edge at Intersections. Request to provide minimum radii of 25’ at the street intersection of Ola Way and the western site access drive.
- Request for Modification of Section 602.10.F.3 and 603.1.D of the SALDO – Minimum radius for access drive intersection of 35’. Request to allow less of a radius as no trucks are proposed to be coming into the driveway on Ola Way (actual proposed radius size not provided).
- Request for Modification of Stormwater Management Ordinance (SWMO) Section 504.4.D.3 – All swales need to be designed with a minimum slope of two (2) percent. Request to allow slopes at one (1) percent to allow additional water quality.
- Request for Modification of SWMO Section 504.4.A.3 – Cover design criteria of 18” for vehicular loading. Request to allow for less than 18” coverage due to slope and invert limitations. Where coverage is less than 18”, reinforced concrete pipe will be utilized.
- Request for conditional plan approval.

3. Amanda Groff, Harbor Engineering – MK Legacy, LLC – 15 S. Kinzer Rd – Preliminary/Final Land Development and Lot Add-on Plan:

- Request for Modification of SALDO Section 403.1.A – Plan Scale and Stormwater Ordinance Section 404.1.1: Modification of various plan scale requirements.
- Request for Modification of SALDO Section 403.3B – Existing Features: Request to not show all features within 200-feet.
- Request for Modification of SALDO Section 602.8.D & E – Access Drive Horizontal Alignment: Request to allow 67.5 ft horizontal curve centerline in two locations.
- Request for Modification of SALDO Section 602.10.D – Clear Site Triangles: Request to provide 75 ft clear site triangle at southern access drive.
- Request for Modification of SALDO Section 602.10.F.3 – Cartway Radius: Request to allow for 25 ft radius on north side of each proposed access drive intersections.
- Request for Modification of SALDO Section 603.1.D and 603.1.G – Access Drive General Standards: Request to design the access drive with lesser horizontal curves and to eliminate or reduce landscape setback along portions of access drives to 5 ft.

- Request for Waiver of SALDO Section 603.2 – Access Drive Lighting: Request waiver to not install street lighting along access drives.
- Request for Modification of SALDO Section 609.1 – Landscape Screening: Request to install a fence to the southwest of the truss shop between this property and the adjacent dwelling located at 35 S. Kinzer.
- Request for Modification of Stormwater Management Ordinance (SWMO) Section 504.4.(A)[3] – Pipe Cover: Request to allow pipes to have less than 1 foot to subgrade under paved areas for the noted pipes.
- Request for Modification of SWMO Section 504.4.(A)[4] – Pipe Diameter: Request to allow for 12” and 15” pipes in various areas.
- Request for Modification of SWMO Section 504.4(D)[3] – Swale Slope: Request to modify slope requirements for Swale 1.1 to have a slope of 1.5%.
- Request for Modification of SWMO Section 505.3.(A)[2] – Above-Ground Storage Facility Interior Side Slope: Request to allow for 3:1 interior side slopes for basins.
- Request for Modification of SWMO Section 506-1.B.3 – Maximum Loading Ratios: Request to modify loading ratios for Basin – BMP 1, Bed – BMP 2 and Basin BMP 3.
- Request for Modification of SWMO Section 507.9 – Geotextile Placement: Request to not require geotextile to be placed on bottom of infiltration bed.
- Request for conditional plan approval.

PUBLIC COMMENT

ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: TUESDAY, June 4, 2024 at 7:00 p.m.

Plan submittal cutoff date is Tuesday, May 14, 2024.