

PARADISE TOWNSHIP PLANNING COMMISSION

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

MEETING AGENDA

November 7, 2023

CALL TO ORDER – 7:00 PM

APPROVAL OF MINUTES – October 3, 2023 Meeting

CORRESPONDENCE / GUEST RECOGNITION

BRIEFING ITEMS

1. Mike Thorley, Chrisland Engineering – M. Land Develop, LLC – Vintage Business Park Lots 16 & 17 Final Subdivision & Land Development Plan.
2. Roger Fry, Fry Surveying – Joseph Phipps – 262B Wolf Rock Road – Sketch Plan.

ACTION ITEMS

1. Jason P. Shaner, Impact Engineering – Daniel P. King – 15 Girvin Road – Conditional Approval of Final Land Development Plan.
2. Jason P. Shaner, Impact Engineering – Charles L. & Janet L. Groff – 35 S. Kinzer Road – Approve Sewage Facilities Planning Module.
3. Jason P. Shaner, Impact Engineering – Charles & Janet Groff – 35 S. Kinzer Road – Conditional approval of Revised Final Subdivision Plan.
4. Brian F. Masterson, Regester Associates, Inc. – Amos K. Esh Jr. – 477 Strasburg Road – Approve Sewage Facilities Planning Module.
5. Tom Matteson, Diehm & Sons – Samuel S. & Susie E. Stoltzfus (Belmont Fabric) – 16 S. Belmont Rd – Conditional approval of Land Development Plan and approval of the following Modification and Waiver Requests:
 - a. Request for Modification of Section 403.2.E – Parent Tract Boundary.
 - b. Request for Modification of Section 408.3 – Traffic Impact Study.
 - c. Request for Modification of Section 408.4 – Wetlands Study.

- d. Request for Modification of Sections 602.5.A.1, 602.11.A and 602.12.A – Street
- e. Reconstruction, Curbing and Sidewalk.
- f. Request for Modification of Section 605.H – Parking Area Lighting.
- g. Request for Modification of Section 609.7 – Refuse Collection Enclosure.
- h. Request for Modification of Section 506.1.B.3.a – Loading Ratios.
- i. Request for conditional approval of plans.

OTHER BUSINESS

- 1. Discuss October 18, 2023, LCPD regional plan meeting and buildable land recalibration.

PUBLIC COMMENT

ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: TUESDAY, December 5, 2023 at 7:00 p.m.

Plan submittal cutoff date is Tuesday, November 9, 2023.