

Paradise Township Planning Commission Minutes

Date: 5/7/24 7:00 PM

Present:

Dale Hershey

Tobie Fisher

Allen Fisher

Joe Phipps

Laverne Riehl

Wally Hockensmith

Call to Order- Dale called the meeting to order at 7 PM

Guest: Matthew Mack, Ronald Hershey, Amos K Fisher, Amanda Groff,  
Dwayne King

Old Business: Old minutes approved

Briefing Items: None

Action Items: Ronald Hershey for Amos K Fisher 397 Osceola Mill Rd  
Revised Final Subdivision and Lot Add-on Plan, Requested to show existing  
features on 1 sheet and not show existing contours. Approved Requested  
waiver of sidewalks and curbs Deferred Requested to not plant trees  
Approved Requested conditional plan approval Approved

Matthew J Mack for Vintage Bus Park lots 4,5,14, &15 Requested waiver of  
SALDO to not reconstruct roadway from the center but add 2' widening instead  
Approved Requested Waiver for sidewalks and curbs Deferred Requested  
cul-de-sec length of 2,275' instead of 600', pave the western drive to limit only  
car traffic standards, for the minimum drive radius to be 25' on western drive,  
also the access drive radius to be 35' Approved Requested to allow swales to  
be 1% instead of 2% Approved Requested for less than 18'' coverage for  
pipes and use concrete pipes instead Approved Requested conditional Plan  
Approval Approved

Amanda Groff for Dwayne King 15 S Kinzer Rd Requested modifications of  
various plan scales also to not show existing features within 200 feet.  
Approved Requested 67.5' horizontal curve centerline in 2 locations, to  
Provide 75' clear site triangle at southern access drive, Allow 25' radius on the  
north side of each proposed access drive intersection, & to be allowed to design  
access drive with lesser horizontal curves and to reduce landscape set-backs to  
5' Approved Requested waiver to eliminate street lighting Approved  
Requested install fence to the southwest of truss shop between this property and  
adjacent dwelling at 35 S Kinzer Rd Approved. Requested to have noted pipes  
have less than 1' to subgrade under paved areas, to allow 12'' and 15'' pipes in  
noted areas, have slope of 1.5% for swale 1.1, to allow 3:1 ratio interior side  
slopes for basins, to allow modifications of Maximum Loading Ratio for basin  
BMP1, Bed BMP2 and basin BMP3, and also to not require geotextile to be  
placed on the bottom of infiltration bed Approved Requested conditional  
Full Plan Approval Approved

Public Comment:

Adjournment at 8:47

Minutes submitted by Joe Phipps Secretary