

PARADISE TOWNSHIP PLANNING COMMISSION

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

MEETING AGENDA

February 4, 2025

CALL TO ORDER – 7:00 PM

APPROVAL OF MINUTES – January 7, 2025 Meeting Minutes

CORRESPONDENCE / GUEST RECOGNITION

BRIEFING ITEMS

ACTION ITEMS

- Henry Fisher – 714 Georgetown Road: Request for approval to operate a rural occupation.
- Ammon H. Glick – 547 Strasburg Road: Request for approval to operate rural occupation.
- Amos Stoltzfus – Breeo- Vintage Business Park – Lots 11-13 and 19-20: Request for extension of time to December 31, 2025.
- Roger A. Fry, Fry Surveying, Inc. – Leaman Place Land Holdings – 7 Township Drive – Preliminary/Final Land Development Plan.
 - Review/Approval Sewer Module.
 - Request for modification of SWMO Section 506.1.B.3.b to allow for a loading ratio of 4.5 to 1 instead of 3 to 1.
 - Request for waiver from SALDO Sections 403.7.B and 409.1 – Water Feasibility Report.
 - Request for waiver from SALDO Sections 403.7.C and 409.3 – Traffic Impact Study.
 - Request for waiver from SALDO Sections 602.11 and 602.12 – Curbing & Sidewalks.
 - Request for waiver from SALDO Section 602.5.A.1 – Reconstruction of Existing Streets.
 - Request for waiver from SALDO Section 602.13 – Street Lighting.
 - Request for waiver from SALDO Section 603.2 – Access Drive Lighting.
 - Request for waiver from SALDO Section 605.H – Parking lighting and General Site Lighting.
 - Request for conditional plan approval.

- Roger A. Fry, Fry Surveying, Inc. – Joseph W. Phipps – 263 S. Belmont Road - Subdivision and Lot Add-on Plan.
 - Request for waiver from SALDO Sections 403.7.E & 408.4 – Wetlands Study.
 - Request for waiver from SALDO Section 602.14.C – Permanent Cul-de-Sac Streets.
 - Request for conditional approval of plans.

PUBLIC COMMENT

ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: TUESDAY, March 4, 2025 at 7:00 p.m.

Plan submittal cutoff date is Tuesday, February 11, 2025.