

PARADISE TOWNSHIP PLANNING COMMISSION

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

MEETING MINUTES

March 4, 2025

Those in Attendance: Chairman Dale Hershey, Vice-Chairman Tobie Fisher, Members: Allen Fisher and Lavern Riehl, Township Manager Karen Farra, Zoning Officer Walter Hockensmith, Kevin Witmer, and Ray Rice.

CALL TO ORDER – 7:09 PM

APPROVAL OF MINUTES:

- Tobie Fisher **motioned** to approve the February 4, 2025 Meeting Minutes. Second by Lavern Riehl. All Ayes. **Motion Approved.**

CORRESPONDENCE / GUEST RECOGNITION:

- Representatives from Hanover Engineering were unable to attend the meeting due to a conflict.

BRIEFING ITEMS: None.

ACTION ITEMS:

- Oswaldo Herrera – 563 Strasburg Rd: Request for approval to operate a rural occupation. Mr. Herrera did was not present, so no action was taken on this request.
- Kevin Witmer, Impact Engineering Group – Wellspring Amish Mennonite Church (Isaac L. Lapp) – 202 S. Vintage Road – Final Subdivision and Land Development Plan. Mr. Witmer presented the plans and following request for approval. Action was taken on each as noted below.
 - Dale Hershey **motioned** to approve request for modification of SALDO Section 305 – Preliminary Plan Processing. Second by Tobie Fisher. All Ayes. **Motion Approved.**
 - Dale Hershey **motioned** to approve request for waiver of SALDO Sections 403.7.B-C, 408.1 and 408.2 – Water & Sewer Feasibility Report. Second by Lavern Riehl. **Motion Approved.**
 - Dale Hershey **motioned** to approve request for waiver of SALDO Sections 403.7.D & 408.3 – Traffic Impact Study – to no provide a traffic impact study since the connection to State Route 741 requires a Low Volume Driveway permit

from PennDOT & PennDOT is not requiring a study. Second by Lavern Riehl. All Ayes. **Motion Approved.**

- Dale Hershey **motioned** to approve request for waiver of SALDO Sections 405.2.K & 609.2 – Landscaping – to not provide a full landscaping plan. Second by Lavern Riehl. All Ayes. **Motion Approved**
- Dale Hershey **motioned** to approve request for modification of SALDO Section 602.10.F – Intersections – to provide a 20' radii instead of 35' radii at the access drive intersection. Second by Tobie Fisher. All Ayes. **Motion Approved.**
- Dale Hershey **motioned** to approve request for modification of SWMO Section 506.1.B.3.a – Loading Ratios – to provide a 10:1 drainage area ratio in karst areas instead of the required 5:1 ratio. Second by Tobie Fisher. All Ayes. **Motion Approved.**
- Dale Hershey **motioned** to approve request for recommendation of conditional plan approval. Second by Tobie Fisher. All Ayes. **Motion Approved.**

PUBLIC COMMENT: None.

OLD/NEW BUSINESS:

- Discussed takeaways from February 26, 2025 PV Regional Comprehensive Plan meeting.

ADJOURNMENT:

- At 7:31 p.m., Dale Hershey **motioned** to adjourn meeting. Second by Allen Fisher. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Township Manager