

PARADISE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
AUGUST 7, 2023
4:00 P.M.

PRESENT: Peter Gonze, Reda Briglia, Mike Stein, Tina Transue, Charles Unangst, Steve Dellinger, and Solicitor Prevoznik.

Gonze called the work session to order at 4:00 p.m.

DEND Properties

The Board met with representatives from DEND Properties regarding its Conditional Use Application. Solicitor Prevoznik stated there is a pending hearing; however, no testimony is being taken today. The Work Session is to discuss and clarify some issues concerning the Conditional Use Application. The Board discussed with the DEND Properties representatives the reasoning for requesting a Traffic Impact Study to be done, as it pertains to a variance request regarding a Township connector road. The Board also asked what the future plans are for the remaining buildings left on the property that are not currently being renovated in order to determine the traffic impacts on current and future uses. Attorney Tranter, DEND Properties' legal counsel, reviewed the property owners' intentions to renovate the property. Zoning Officer Shawn McGlynn relayed to the Board the history of this property up to the point of requiring a Conditional Use Approval. Solicitor Prevoznik asked the applicant if they would be submitting Act 537 Sewage Planning Modules. Applicant stated that they would submit an Act 537 Sewage Planning Module, but the Application requires having the Conditional Use Approval first. Gonze stated that he had concerns that the proposed units would be of sufficient size to constitute livable dwelling units under the Paradise Township Code of Ordinances. Attorney Tranter asked the Board if it would accept testimony from a Traffic Engineer in lieu of the Traffic Impact Study. The Board discussed the Applicant's request.

Route 390 Rezoning

Solicitor Prevoznik stated that he worked with Steve Dellinger on the Rezoning of Route 390. Solicitor Prevoznik stated that they discussed rezoning Route 390 to a proposed R-3 instead of the proposed B-3 zoning district to keep with the residential nature of that area. Mr. Dellinger reviewed the criteria for the proposed R-3 district. There was a lengthy

discussion on the proposed R-3 zoning district changes and criteria. Residents Trevor and Janine Sopko and Joe Greco were present and participated in the discussion. The Board discussed the uses that would be allowed in the proposed R-3 zoning district.

Adjournment

Briglia recessed the Work Session at 6:00 p.m. to be continued at the Regular Business meeting.

Respectfully submitted,

Tina Transue

Tina Transue
Secretary