

PARADISE TOWNSHIP BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
JULY 19, 2021  
5:00 P.M.

PRESENT: Gary Konrath, Peter Gonze, Reda Briglia, Tina Transue, Charles Unangst, Solicitor Prevoznik, Donna Alker, Joan Merli, Robert Romagnola, Robert MacDonald, and Solicitor McManus.

Konrath called the work session to order at 5:02 p.m.

Comprehensive Plan Proposed Changes

Steve Dellinger, Hanover Engineering presented the Planning Commission's recommendation regarding the addition of the B-3 district which would be a Limited Business District on Carlton Road, Woodland Road, and Meadows Drive that was proposed in the Comprehensive Plan. Mr. Dellinger reviewed the permitted uses and the dimensional requirements for the proposed B-3 district. Mr. Dellinger also stated that the Planning Commission is proposing changing the district on two properties that are split R-2 and B-1 to all B-1 districting. The Board briefly discussed what would be a permitted use versus a conditional use in the proposed B-3.

Mr. Dellinger also reported on the Planning Commission's proposal to establish a new land use, home-based business, which would allow more intensive home-based commercial/business activity than is currently allowed under the criteria for a home occupation. This proposal is in response to a request by the Sopko's to allow an auto repair business on their property located on Route 390. Mr. Dellinger explained that the new home-based business proposal morphed out of a discussion to create a new Business District on Route 390 from Carrazza's Italian Restaurant to Koerners Rd. on the western side. Mr. Dellinger stated that redistricting Route 390 would only allow those residents to have a business on properties within that zone. The Planning Commission proposed a Township-wide home-based business use which would allow residents who meet all requirements to obtain conditional use approval for their home-based business without having to be concerned with the type of zoning district in which they reside. Donna Alker explained that the home-based business would expand on the definition of a home occupation land use by including certain business uses which are currently excluded from home occupations. The new types of uses would include auto or motorcycle repair shops, welding shop, bicycle repair, or dog grooming. There was discussion on whether the resident/owner would be allowed to have an employee and how many employees would be permissible. The Board expressed concerns that allowing home-based businesses Township wide would impact the quality of life in the Township. The Board discussed with the Planning Commission following up on its initial request to rezone the western side of Route 390 from Carrazza's Restaurant to Koerners Road to a B-1 district. Ms. Alker

recommended sending a survey to residents impacted by the proposed rezoning. The survey would include as an exhibit a table of uses allowed in the new district along with a map of the proposed redistricted zone.

#### Short-Term Rentals (STRs) Discussion

Gonze stated that the Board wanted to have a conversation with the Planning Commission regarding STRs due to problems currently being experienced with STRs. The Board explained to the public present at the meeting that enforcement of a STR ordinance can be both a lengthy and costly process. The goal is to allow non-compliant STR homeowners to come into compliance. The Board also explained that some STRs are extremely disruptive to the neighborhood where they are located. Several residents were in attendance to voice their opinions regarding STRs. Many STR owners (Ryan Gilson, Tom Anderson, Sharon DeWitt, Amanie Sorial, Mikara & Ruslan Kolyuzhko, Eric Hockman, Elisabeth Pipolo, and Kevin Spruill) participated in a conversation regarding methods to obtain compliance by STR homeowners. The residents discussed possibly creating host groups to make new hosts aware of ways to become and stay compliant with the Township's ordinances. Chuck Hannig, from Wyndham Hills, informed the Board that the Wyndham Hills development was currently being disrupted by an unlicensed STR. Mr. Hannig noted that this STR was a strain on the residents' quality of life in the development. Mr. Hannig stated that he did not believe that STRs should be allowed in all zones.

#### Adjournment

Konrath adjourned the work session at 6:00 p.m.

Respectfully submitted,  
Tina Transue  
Secretary