



PARADISE TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

SUPERVISORS

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PARADISE TOWNSHIP BOARD OF SUPERVISORS PARADISE TOWNSHIP PLANNING COMMISSION JOINT MEETING MINUTES JANUARY 18, 2021

Call to Order

Chair Konrath called the joint meeting to order at 5:00 p.m.

Roll Call

Officials Present:

Board of Supervisors
Peter Gonze – Vice Chair
Reda Briglia – Supervisor
John C. Prevoznik – Solicitor
Charles Unangst – Engineer

Planning Commission
David Brown – Chair
Donna Alker – Vice Chair
Joan Merli – Secretary
Robert Romagnolo – Member
Robert MacDonald - Member
Timothy McManus – Solicitor

Discuss instituting recommendations in the Comprehensive Plan and possible zoning district changes.

Konrath gave an overview of the comprehensive plan in relation to zoning district changes for business districts in the Township. The comprehensive plan mentions areas for possible business district rezoning – Route 715 and Paradise Valley Road as well as Woodland Road. Konrath also discussed an additional area for consideration – a portion of Route 390 from Carazza's Restaurant to Koerners Road. Residents had requested that the current residential area be redistricted to a business zone. David Brown, Chairman of the Planning Commission, stated that Steve Dellinger, Hanover Engineering, prepared a Proposed Zoning Ordinance/Map Update Program report. Steve Dellinger was present to explain the report which included an outline of the proposed meeting schedule with the agenda to be accomplished at each meeting. The proposed update program would consist of eight meetings. The proposed Program would address (1) the rezoning of portions of the Township to reflect the proposals of the Future Land Use Map, (2) the addition of two new types of Business Districts, (3) the addition of possible "overlay" districts to protect natural and cultural resources, (4) Zoning Ordinance revisions recommended by the current Township Zoning Officer, (5) Zoning Ordinance and/or Zoning Map revisions requested by Township property owners, and (6) Zoning Ordinance revisions that were identified during past Zoning Hearing Board and/or Board of Supervisors' Hearings on Variances and/or Conditional Uses.

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The Board of Supervisors and the Planning Commission discussed the Proposed Zoning Ordinance/Map Update Program. Gonze stated that the Board would like to focus specifically on the redistricting the three areas mentioned as business districts.

Mr. Dellinger stated that he would modify the outline to only include zoning map changes, discussion of a possible third business district, types of uses to be allowed in each new district, and a brief summary of previous recommendations in the plan. Mr. Dellinger stated he would distribute the new outline upon completion to the Board of Supervisors and to the Planning Commission. His outline would include a modified Schedule of Uses to inform the Boards as to the types of uses which are currently allowed in the two existing business districts. Mr. Dellinger stated he would also provide examples of residentially based businesses.

Mr. Brown asked the Board to look at the Outdoor Lighting Ordinance and provide some feedback to the Planning Commission. Konrath stated that the Board was concerned with using the same restrictions for residential and commercial use. Konrath stated that the Board would put it on the agenda for the next meeting.

Adjournment

Motion: Konrath moved and seconded by Briglia to adjourn the meeting at 7:41 p.m.

Motion carried 3-0.

Respectfully submitted,



Tina Transue
Secretary