



PARADISE TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

SUPERVISORS

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PARADISE TOWNSHIP BOARD OF SUPERVISORS
JOINT WORK SESSION MINUTES
MARCH 5, 2018
5:00 P.M.

A joint work session of the Paradise Township Board of Supervisors and Planning Commission was held at the Paradise Township Municipal Building, 5912 Paradise Valley Road, Cresco, PA.

PRESENT: Gary Konrath, Peter Gonze, Reda Briglia, Debra Brady, Solicitor Prevoznik, David Brown and Solicitor McManus.

Konrath called the joint work session to order at 5:05 p.m. Konrath stated that a joint work session with the Planning Commission was scheduled for this evening at 5:00 p.m. to discuss updating the Code of Ordinances.

Code of Ordinances

Brady presented a power point presentation (See Exhibit 1). There was discussion on performance zoning. Brady explained that she is working on grouping similar uses together to reduce the number of uses under the current code. Included in the presentation was a timeline to complete the review of uses and standards by May. David Brown recommended that the Planning Commission meet again with the Board at the end of May to review the proposal prepared by the Planning Commission for the Board's input.

Adjournment

Konrath adjourned the work session at 5:53 p.m.

Respectfully submitted,

Reda Briglia
Secretary

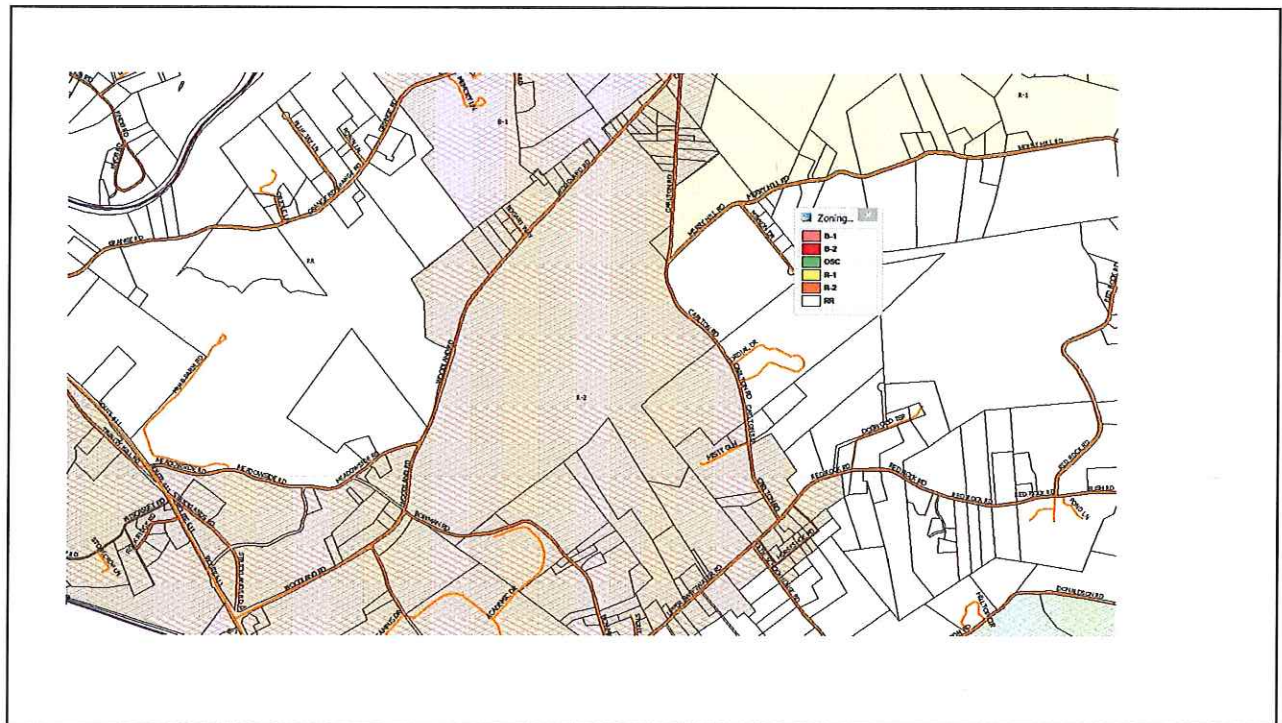
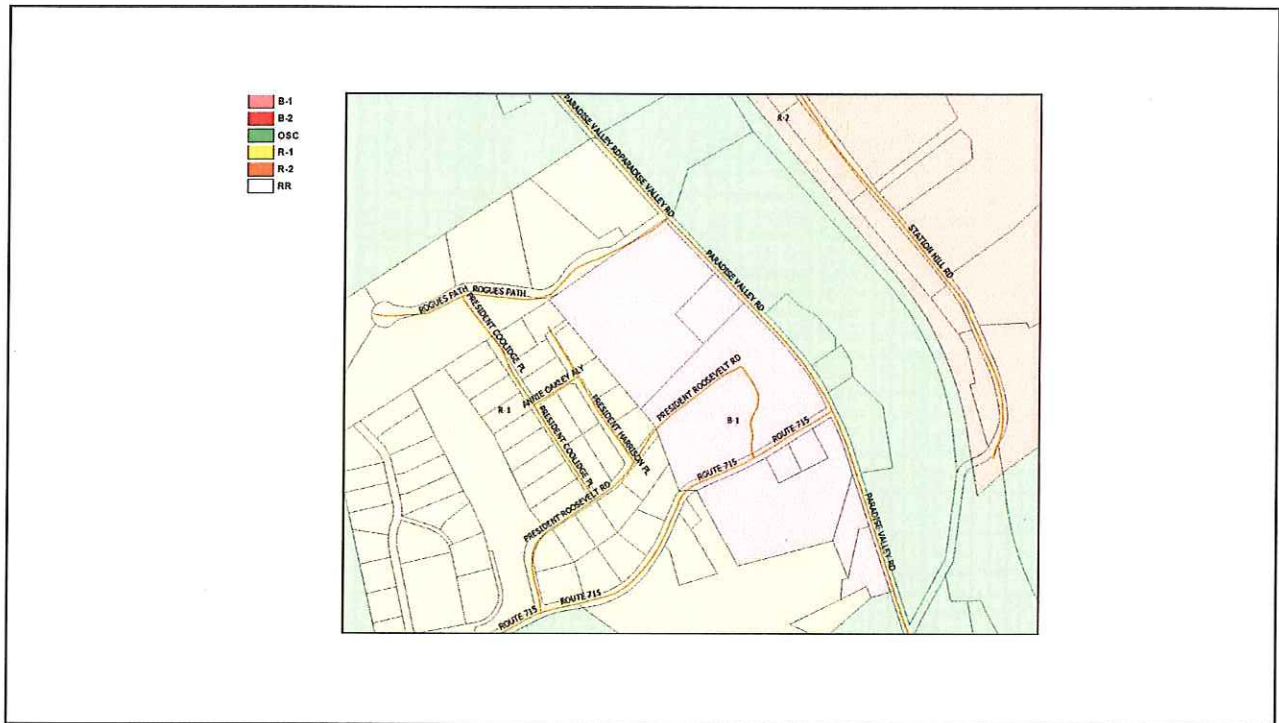
ZONING

SPECIAL LAND USE REQUIREMENTS IN §160-12(A)

HOW DID WE GET HERE? WHERE ARE WE GOING?

**PARADISE TOWNSHIP COMPREHENSIVE PLAN
ADOPTED FEBRUARY 17, 2015**

ENVISIONS TWO NEW BUSINESS DISTRICTS



PARADISE TOWNSHIP ALSO WISHES TO

- IMPLEMENT/IMPROVE PERFORMANCE ZONING
- ELIMINATE AMBIGUOUS LANGUAGE
- RESOLVE CONTRADICTIONS
- USE CONSISTENT LANGUAGE/VERBAGE
- REGULATE SIMILAR USES CONSISTENTLY
- MAKE THE ORDINANCE MORE USER FRIENDLY

PERFORMANCE ZONING

- SUPPLEMENTARY LOT, YARD & HEIGHT RULES
- PARKING AND LOADING STANDARDS
- LIGHTING STANDARDS
- SCREENING AND BUFFERS
- NUISANCE STANDARDS INCLUDING NOISE
- TRAFFIC CONTROL
- ENVIRONMENTAL PROTECTIONS

MILESTONES

- Noise standards reviewed
- Parking standards reviewed (Schedule II pending)
- Lighting standards reviewed
- Screening and buffer standards completely overhauled
- Similar uses consolidated in definitions
- Definitions corrected to eliminate contradictions/errors
- Uses and standards currently under review

NEXT STEPS

- Finish review of uses and standards in §160-12(A)
 - (April? May?)
- Decide which uses should be allowed in B-3 and B-4
 - (June?)
- Decide which uses should be permitted as Conditional Uses
 - (July?)
- Prepare a new Zoning Map that reflects Comprehensive Plan
 - (July?)
- Enact Zoning changes and new Zoning Map
 - (August/September)

QUESTIONS

- Which uses should remain Conditional Uses?
- Which uses should be in B-3?
- Which uses should be in B-4?
- Can method for noise compliance be standardized?
- Are the Zoning Map changes proposed in the Comprehensive Plan still appropriate?
- What is a nuisance vehicle?
- How often should the BOS and PC meet together?

WHAT'S NEXT?

- Official Map?
- Historic Overlay District or Demolition Ordinance?
- Town Center in Paradise Valley?
- Scenic road overlay district?
- Energy conservation standards?
- Provisions to eliminate non-conforming uses?
- Provide for separate pedestrian/bicycle facilities in SALDO?
- Implement Traffic Plan?