

MINUTES

Those in Attendance: Chairman Adam Bills, Supervisors: Ray Rice, Craig Keenan and Samuel Beiler, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Township Solicitor Frank Mincarelli, Esq., Wanda Ranck, Wendell Ranck, Kim Graybill, P.E., Adyran Yothers, Matthew Brumbeck, Bob Devonshire, Raymond King, Joshua Knosp, James Knosp, Dave Anderson, Levi Beiler, Jonas Fisher, Christy Fieldsa, Ivan King, Daniel Lapp, Jr., Henry S. Fisher, Marcella Peyre-Ferry (LNP), Steven Fisher, Same Fisher Elmer Lantz, Clint Younce, Keith Landis and Sam Petersheim.

CALL TO ORDER/FLAG CERMONY AT 7:00P.M.

MINUTES

- Craig Keenan **motioned** to approve the Board of Supervisors Workshop Meeting Minutes for March 14, 2023. Second by Ray Rice. All Ayes. **Motion Approved.**
- Samuel Beiler **motioned** to approve the Board of Supervisors Meeting Minutes for March 21, 2023. Second by Craig Keenan. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Ray Rice **motioned** to approve the March 2023 Treasurer's Report. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Craig Keenan **motioned** to approve the April 2023 Disbursement List of Bills to be paid. Second by Samuel Beiler. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD:

- Kim Graybill, P.E., Pioneer Management LLC – 51 Iva Road – Donald & Doris Neff: Mr. Graybill presented the Final Subdivision and Stormwater Management Plan and request for modification of Section 504.4.a.4 – Minimum Pipe Size for approval. Ray Rice motioned to approve modification request. Second by Craig Keenan. All Ayes. **Motion Approved.** Samuel Beiler **motioned** to conditionally approve plans. Second by Ray Rice. All Ayes. **Motion Approved.**

PUBLIC COMMENT:

- Matthew Brumbeck: Mr. Brumbeck presented proposal for his son, Peter's, Eagle Scout project. Project would be to install a 9-hole disc golf course at the park. He advised the project had been presented to the Park & Recreation Commission on Monday, April 17, 2023, and they approved the project. The cost of the project will be approximately \$3,000. Mr. Brumbeck said his son would be soliciting local businesses and residents for donations and hole sponsorships and asked if the Township would consider making a donation to the project.

Chairman Bills called for and received public comment regarding this proposal as follows:

- Wanda Ranck: Mrs. Ranck expressed her approval of this project stating anything to get kids off of their devices is a good thing

Following comment period, Craig Keenan **motioned** to approve project. Second by Ray Rice. All Ayes. **Motion Approved.**

- Christy Fieldsa: Mrs. Fieldsa stated she loved the Township Newsletter recently distributed and asked if the Township would be continuing to issue them. Mr. Thompson said it is the intention to distributed two newsletters a year.

CORRESPONDENCE: Correspondence listed on Agenda was not presented as it was erroneously placed on the Agenda. Said correspondence was previously presented during March 2023 Board of Supervisors meeting.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Township Manager, David Thompson, presented his monthly report, during which he requested the public provide any feedback they have regarding the Newsletter. Mrs. Fieldsa commented that she received two copies, both of which were addressed to her home address.

ROADMASTER:

- Roadmaster, Blaine Stoltzfus, presented his monthly report. An unidentified resident asked who is responsible for maintaining the blacktop at the Esbenshade Road railroad crossing and reported a pothole in the area. Mr. Stoltzfus advised that, generally, the railroad is responsible for the blacktop areas around the railroad tracks. He said he will go out to take a look at the pothole and report it to the railroad if it is their responsibility, or see it is repaired if it is the Township's responsibility.

EMERGENCY SERVICES

- Mr. Thompson presented the March 2023 Emergency Services Call Report. Chairman Bills provided a copy of the Report to Mrs. Wanda Ranck upon her request.
- Bob Devonshire presented update on status of the Kinzer Fire Company and Gordonville Fire & EMS merger.

Chairman Bills called for public comment and the following comments were received:

- Wanda Ranck. Mrs. Ranck reiterated her understanding of the events leading up to the merger of the fire companies servicing Paradise Township. She voiced concern that Paradise Leaman Place Fire Company has no voice in the merger. She said the

merger could be the best thing since sliced bread, but Paradise Leaman Place should have a voice in the process. She said she feels like all of her comments are falling on deaf ears. Chairman Bills acknowledged Mrs. Ranck's comments stating that all of her questions and concerns have been previously discussed, and answered or otherwise addressed, many times during previous meetings.

PLANNING COMMISSION:

- Chairman Bills provided updates as Vice-Chairman, Allen Fisher, was not in attendance.

ZONING HEARING BOARD:

- Zoning Officer, Walter Hockensmith, presented monthly Zoning Report.
- Mr. Hockensmith presented proposed Township Policy for Building Permit Fee Waivers for Non-Profits 501(c)(3). He explained that absent a policy regarding building permit fees for non-profit organizations, it has been Township practice to waive the fees. He said these organizations still pay permit fees to the third party building inspection agency, but no Township permit fees. Supervisor Rice asked how other Townships handle this situation. Chairman Bills stated that what started this conversation was learning that Leacock Township did not waive their fees for the new Pequea Valley Intermediate School project. Mrs. Ranck asked if there could be a reduced rate for non-profits. Chairman Bills agreed with Mrs. Ranck's comment stating it seems there should be some middle ground though he is not comfortable charging non-profits any fees. Mr. Hockensmith said that most of the non-profits that apply for permits operate in a commercial capacity and are very well funded. He suggested charging half of the commercial permit fee rate – the current commercial permit fee is \$4.00 per \$1,000 of the project cost; non-profits could be charge \$2.00 per \$1,000. Township Solicitor, Frank Mincarelli, pointed out that many churches do not have the same available cash basis as other non-profits. Mrs. Ranck pointed out that tax payers are who end up really paying the permit fees when they are not collect, or are collected from schools. Mr. Devonshire suggested potentially making an in lieu of fees arrangement with the non-profits and cited as an example the arrangement his ham radio club has with Welsh Mountain Community Center – they utilize their facilities for free and in turn, provide volunteer clean-up services. Christy Fieldsa said it seems there should be an offset for the cost to the Township to process the permit – an administrative fee. Mr. Thompson concurred stating there is a need to monetize the Zoning Department's time to "keep it in the black". Supervisor Beiler suggested a tiered flat fee be established based on cost and that churches be exempt. Supervisor Rice concurred with Mr. Hockensmith's suggestion the permit fee be one-half of the fee currently charged for commercial permits. Upon being asked, Mr. Mincarelli said there is no legal issue with establishing a fee, the Township just needs to be consistent. Mrs. Ranck suggested a hardship application process be established. Chairman Bills said that is not a bad idea, but it would put the Board of Supervisors in the position of picking winners and losers.

After discussion, it was resolved the proposed policy would be re-worked and presented to the Board of Supervisors again at a future meeting.

PARK & RECREATION COMMISSION:

- Mr. Thompson provided updates as Park Foundation Chairman, Michael Hartmann, was not in attendance.
- April 3, 2023 Letter from Senator Scott Martin to DCNR in support of Township's grant application for park improvements.

Chairman Bills called for public comment and the following comments were received:

- Wanda Ranck. Mrs. Rank asked if the Township will contribute to the 9-hole disc golf course Eagle Scout project. Chairman Bills said if there is a hole, the Township will fill it, but usually the Park Foundation would do so. Mr. Thompson offered to assist with reaching out to local business owners for donations if needed.

SEWER AUTHORITY & SEO:

- Mr. Thompson provided updates as Sewer Authority Chairman, Bryan Stoltzfus, was not in attendance. With regard to the scheduled plant upgrades, Chairman Bills said to make sure the surrounding property owners are kept advised of the status.
- March 6, 2023 Minutes of Paradise Township Sewer Authority.

OLD/NEW BUSINESS:

- Mr. Thompson presented Lending Library Proposal and the following comments were received:
 - Wanda Ranck. Mrs. Ranck asked where it would be located and who the books would cater to. Mr. Thompson said it would be in the front foyer at the Township building and the books would be for all ages.
 - Christy Fieldsa. Mrs. Fieldsa said she has a lending library at her home and explained how she has it set-up/organized.
 - Mr. Thompson stated that, in the future, an Eagle or Girl Scout project could be to establish a lending library at the park too.
 - Supervisor Rice said he has seen many lending libraries and thinks this is a great idea.
- Mr. Thompson presented proposal to have bookmarks printed with various types of information to provide at the lending library. Mrs. Ranck asked if the bookmarks would need updated each year, or just one and done. Mr. Thompson said the information on the bookmarks would be literacy oriented information, not Township information.

After discussion was had, Samuel Beiler **motioned** to approve the lending library and bookmarks. Second by Ray Rice. All Ayes. **Motion Approved.**

ANNOUNCEMENTS: Chairman Bills announced the Board of Supervisors would be meeting in executive session following the meeting to discuss legal matters.

ADJOURN:

- At 7:41p.m., Ray Rice **motioned** to adjourn meeting. Second by Samuel Beiler. All Ayes. **Motion Approved.**