

MINUTES

Those in Attendance: Chairman, Adam Bills; Vice-Chairman, Allen Fisher; Supervisors: Raymond Rice and Samuel Beiler; David Thompson, Township Manager; Karen Farra, Secretary/Treasurer; Walter Hockensmith, Zoning Officer; Michael Hartmann, Wanda Ranck, Roger Fry, Abner S. Esh, Nick Lopez, Raymond King, Rob Troxell, Kim Skethway, Cindy Hockensmith, Ron Blank, Jake Brubaker, Jonathan Stoltzfus, Dave Anderson, Ivan Ebersol, Elmer (last name illegible), Ivan King, Levi Beiler, Jr., Marcella Peyre-Ferry (LNP), Dylan Coleman, Jonas Fisher, Christy Fieldsa, Jason P. Shaner, P.E., Daniel Beiler, Timothy Beiler, Tom Denlinger, Sam Petersheim, Clint Younce, Steve Shearer, and several other members of the community that did not sign in.

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

MINUTES

- Allen Fisher **motioned** to approve the Board of Supervisors Meeting Minutes for July 19, 2022. Second by Samuel Beiler. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Raymond Rice **motioned** to approve the July 2022 Treasurer's Report. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Samuel Beiler **motioned** to defer payment of the Winter Generator Service invoice and approve payment of all other bills on the August 2022 Disbursement List of Bills to be paid. Second by Raymond Rice. All Ayes. **Motion Approved.**
- Update: 2nd Tranche of ARPA funds from State to be disbursed in August.

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Roger A. Fry, PLS, Fry Surveying – Abner S. & Mary S. Esh – 88 Peach Lane – Harness Shop: Mr. Fry presented proposed plans and Request for Waiver of Sections 202, 403 and 404 of the Paradise Township Stormwater Management Ordinance to permit proceeding as a Minor Land Disturbance project. Discussion was had regarding request. Raymond Rice **motioned** to approve waiver request. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Roger A. Fry, PLS, Fry Surveying – John S. & Annie E. Stoltzfus – 47 Cherry Hill Rd – Preliminary/Final Subdivision Plan: Mr. Fry presented the following waivers and request for plan approval, discussion was had and the following was decided:

- Allen Fisher **motioned** to conditionally approve the Request for Waiver of Section 302.A.2.C – Loading Ratio. Second by Samuel Beiler. All Ayes. **Motion Approved.**
 - Allen Fisher **motioned** to conditionally approve the Request for Waiver of Section 504.4.a.4 – Conveyance Facility Design Criteria. Second by Samuel Beiler. All Ayes. **Motion Approved.**
 - Allen Fisher **motioned** to conditionally approve Request for Waiver of Section 602.5, 602.11 and 602.12 – Reconstruction of Existing Streets including Curing and Sidewalk. Second by Samuel Beiler. All Ayes. **Motion Approved.**
 - Allen Fisher **motioned** to conditionally approve Request for Waiver of Section 506.1.B.3.a. – Loading Rations in Karst Geology. Second by Samuel Beiler. All Ayes. **Motion Approved.**
 - Samuel Beiler **motioned** conditionally approve the Preliminary/Final Subdivision Plan. Second by Raymond Rice. All Ayes. **Motion Approved.**
- Jennifer Ann Smoker, Executrix -- John Kuhn Estate – 66 S. Belmont Rd: No one appeared to present this matter. The Board of Supervisors reviewed and discussed the written Request for Exemption from Title 25, Chapter 73, Section 73.3 (b) regarding distance to wells pursuant to Chapter 72, Section 72.33, and the July 29, 2022 Memos of Dale L. High, SEO, in support of exemption request. Thereafter, Allen Fisher **motioned** for approval of the Request for Exemption. Second by Samuel Beiler. All Ayes. **Motion Approved.**
 - Raymond King – 114 Harristown Rd.: Mr. King and Nick Lopez presented proposed plans and a request for waiver of major land development to the Board of Supervisors. As part of his argument in favor of this waiver, Mr. Lopez presented a list of similar plans approved without the need to go through land development and referenced the definitions in the Subdivision and Land Development Ordinance (SALDO). The Zoning Officer, Walter Hockensmith, noted later upon seeing the SALDO information presented, that this information was taken from a prior Ordinance which had since been updated. Discussion was had and it was resolved this matter would be further discussed with the Zoning Officer, Township Manager and Township Engineer in effort to reach a resolution. The Board of Supervisors took no further action.
 - Jason P. Shaner, PE, Impact Engineering – Ronald E. Blank – 271 S. Belmont Rd: Mr. Shaner presented stormwater management plans to the Board of Supervisors with a request for conditional approval. Discussion was had regarding review comments by the Township Engineer regarding the bubble up discharge. Mr. Stoltzfus of one of the neighboring properties asked if the plan demonstrations stormwater management will be adequate with regard flows towards is property. He was advised that pursuant to the review by the Township Engineer, yes it is adequate. The Board of Supervisors resolved to table this matter until such time as the Township Engineer was able to comment on Mr. Shaner’s response to her with regard to the bubble up discharge flows.

CORRESPONDENCE:

- PSATS August 2022 New Bulletin.
- July 21, 2022 letter from PA DEP regarding Allan Myers Surface Mining Permit.
- August 4, 2022 email from Allan Myers regarding need to operate the second Sunday of each month from 8am to 2pm until further notice.

- Public Comment was taken at this time regarding Allan Myers matters as follows:
 - Mr. Thompson relayed information regarding complaint about noise on Sundays. He said he has spoken with Allen Myers and they are making best efforts to work with the Township and the residents. Mr. Thompson advised courtesy letters regarding issues have been sent to Allen Myers' headquarters.
 - Christy Fieldsa provided update on complaint efforts with DEP and her contact with Kayla Eller of DEP. Ms. Eller confirmed the need for mounting complaints for DEP to be able to direct more time and personnel to address the complaints. Mrs. Fieldsa said Ms. Eller gave her direct contact information to her, but emphasized and encouraged continued online reporting.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report presented by Mr. Thompson.
- Allen Fisher **motioned** to adopt the Guidelines for Residential Fence Installs, Additions or Alterations. Second by Raymond Rice. All Ayes. **Motion Approved.**
- Mr. Thompson presented *Hourglass Quarterly* article of interest, "Broadband Closing the Digital Divide in Lancaster County".
- Rob Troxell of Upward Broadband presented information regarding internet service and Upward Broadbands goals for developing reliable service to our community and throughout Lancaster County. He shared that Upward Broadband has applied to the County for ARPA funds to support these goals. In support of that application, Mr. Troxell requested the a Letter of Commitment from the Township to be sent to the County Commissioners in support of this project, and pledge financial support in the amount of \$38,000 from its share of ARPA funds. Mr. Bills explained that the Township has already distributed the first tranche of ARPA funds to the Township Sewer Authority for required plant improvements and upgrades and, at this time, the Supervisors are not in a position to determine how the second tranche of ARPA funds will be distributed when they have not yet been received. It was resolved the Township would provide the Letter of Commitment as requested, but would not be making a financial commitment at this time. Wanda Ranck asked Mr. Troxell how many subscribers Upward Broadband currently has. Mr. Troxell advised they have approximately 1,000 subscribers in Lancaster County and their most popular plan costs \$70 per month. Allen Fisher **motioned** to approve providing Letter of Commitment. Second by Raymond Rice. All Ayes. **Motion Approved.**

ROADMASTER:

- Mr. Thompson presented report by Roadmaster, Blaine Stoltzfus.

EMERGENCY SERVICES

- Updates by Township Manager, David Thompson.

- Mr. Thompson presented the July 2022 Emergency Services Call Report.
- Raymond Rice **motioned** to approve July 20, 2022 request of Borough of Quarryville for assistance from the Kinzer Fire Company Fire Police for traffic control at the Solanco Fair Parade on Wednesday, September 14, 2022 from 5:00pm to approximately 10:00pm, with a rain date of Thursday, September 15, 2022. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Mr. Thompson presented sample Knox Box ordinance to the Supervisors for discussion. It was explained Knox Boxes would only be required for new commercial construction and if an ordinance is adopted, it would be incorporated into the current land development ordinances. Comment was received from representatives of Kinzer Fire Company and Paradise/Leman Place Fire Company regarding recommended use, cost (\$700-\$800 for the box), notification to building/property owners and building/property access. Mr. Thompson requested approval of the Supervisors to work with the Township Solicitor to develop a Knox Box ordinance. The Supervisors approved his request.

PLANNING COMMISSION:

- Updates by Supervisor, Allen Fisher.

ZONING HEARING BOARD:

- Report presented by Zoning Officer, Walter Hockensmith.
- 3247 Lincoln Hwy E – Edward Wettig Notice of Violation: Allen Fisher motioned to ratify the August 4, 2022 Notice of Violation of Nuisance Ordinance #4-1982, Section 2(E), tall grass or weeds or other non-edible vegetation. Second by Raymond Rice. All Ayes. **Motion Approved.**
- In response to information pro

PARK & RECREATION COMMISSION:

- Updates by Supervisor, Raymond Rice.
- Mr. Rice expressed his appreciation to the fire companies for their participation and assistance at the annual Community Day Event on August 5th, and stated that the event went well.

SEWER AUTHORITY & SEO:

- July 11, 2022 Minutes of Paradise Township Sewer Authority.
- Raymond Rice **motion** to approve the request of the PTSA for reduction of OLDS fee from \$30 to \$20. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Report submitted by SEO, Dale High.
- Mr. Thompson presented the Updated Cost Estimate for WWTP Expansion Project prepared by Rettew and advised that the cost of improvements had increased by over \$2,000,000.00. He relayed to the Supervisors the various avenues being pursued to obtain additional

- financing to cover increased cost for the sewer plant improvements
- The Supervisors deferred taking action on the August 2, 2022 written request from PTSA Solicitor asking them to consider allocating the second disbursement of ARPA funds to the Sewer Authority to utilize for the sewer plant upgrades due to increased costs as a result of inflation until such time as the ARPA funds are received in-hand.
- Updates by Township Manager, David Thompson, as noted above.

OLD/NEW BUSINESS:

- David Beiler – 74 Iva Rd: After discussion was had, Samuel Beiler **motioned** to approve rescinding requirement for land development plan. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Breeo Ventures – Vintage Business Park Lots 11-3 & 19-20: Deny proposed subdivision and land development plan if written extension of time not received. **This matter was stricken as a written extension was received.**

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Wanda Ranck: Ms. Ranck stated though she approves generally of how the Township handles business, she disapproves of the way it has handled the merger of the fire companies. With regard to her presence at the August 5th Community Day event to solicit signatures on petitions related to the fire company merger, Ms. Ranck stated she was unlawfully evicted from the public park grounds when she was asked to leave. She wanted to know why she was asked to leave while others were permitted to stay. Mr. Hartmann, a member of the Park and Recreation Committee, advised that the other groups had obtained prior permission to attend the event and tried to explain that she was asked to stop soliciting signatures, not to leave the premises. Mr. Bills commented this was a community event meant to bring everyone together and her actions were contradictory to that purpose. Ms. Ranck concluded her comments on this issue advising she would seek legal counsel on the matter. With regard to the fire company merger matter, Ms. Ranck asked why Strasburg was taken off the call boxes. Mr. Bills advised they were not taken off the boxes and will respond to calls along with Gordonville Fire & EMS. Ms. Ranck said she heard that Paradise Leman Place Fire Company gave a letter to Gordonville Fire & EMS stating they will join the merger if their listed conditions are met. Mr. Bills said the letter was sent to the fire company merger steering committee consisting of Gordonville and Kinzer Fire Company members – not just Gordonville. Mr. Thompson advised the Township has not seen the letter and has left all operational decisions in the hands of the steering committee. Mr. Bills said it is his understanding the merger is too far along in the process to be able to meet the conditions stated in Paradise’s letter and encouraged Ms. Ranck to speak with Jason Smith of Gordonville Fire & EMS to learn more information regarding the operational matters and her concerns. The telephone number for Gordonville was provided to Ms. Ranck.
- Steven Fisher: Mr. Fisher commented he feels the spokesman on the steering committee should prevent misinformation and that it is his understanding that Company 47 is welcome to join the merger later, but now; however, he doesn’t think they will be able to join later – he things there is something else going on.
- David Beiler: Mr. Beiler expressed his frustration with communication from the Township, stating that Mr. Bills could answer questions about the merger since he sits on the steering committed, but

won't. Mr. Bills advised he was not at the last meeting. Mr. Beiler further expressed his frustration with the merger process, change of first due territories, and the consolidation task force. He feels Paradise is getting blamed for everything, but the Township is responsible too.

- Steve Shearer: Mr. Shearer commented about Gordonville utilizing road to drive directly past Paradise Fire Company after responding to an accident call at Singer Avenue rather than using Singer Avenue or Leacock Road stating he felt they were "rubbing it" in Paradise's face and called them childish. He continued to express his displeasure with Gordonville and Kinzer and stated maybe next time he would block the road since it is a private road. Mr. Bills repeatedly recommended Mr. Shearer speak with Jason Smith of Gordonville and a member of the steering committee regarding operational matters.
- Christy Fieldsa: In response to Mr. Shearer's comments, Mrs. Fieldsa stated that, as a resident, she has been coming to these meetings for years. She said she lives in Kinzer Fire Company's territory. At one meeting, a member of Paradise Leaman Place Fire Company stated that if they were made a mutual aid station, they will not respond to calls. She asked then asked Mr. Shearer how could accuse Gordonville of being childish when Paradise makes comments like this and he talks about blocking a road from access to emergency service vehicles.
- An unidentified gentleman asked what the consolidation task force recommended. Mr. Bills said it recommended against the consolidation, but only because of the animosity expressed during the process indicated it would not work well. However, the task force felt consolidation was best.

Mr. Bills called for closure of public comment and announced the Board of Supervisors would be meeting in executive session following the meeting.

ADJOURN

At 8:45 p.m., Allen Fisher **motioned** to adjourn meeting. Second by Samuel Beiler. All Ayes. **Motion Approved.**