

MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer, Supervisors: Kolby Bills, Adam Bills and Bob Devonshire, Township Manager/Secretary/Treasurer Karen Farra, Zoning Officer Wally Hockensmith, Public Works Director Adryan Yothers, Planning Commission Member Allen Fisher, Charles Barto (LNP), Pat Kelley, Gail Weber, Doug Matthews, Bob Bell, Denise Bell, Dave Johnson, Joshua Knosp, Roger Fry, Christopher Lapp, Tony Kauffman, Ray Rice, Dennis Groff, Clint Yonce and Sam Petersheim.

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

MINUTES

- Jason Myer **motioned** to approve the July 21, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Adam Bills **motioned** to approve the July 2026 Treasurer's Report. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve the August 2026 Disbursement List of Bills to be paid. Second by Kolby Bills. All Ayes. **Motion Approved.**

PUBLIC COMMENT (non-agenda Items only/residents or Paradise Township tax-payers only): None.

PERSONS TO BE HEARD:

- Pat Kelley, Paradise Township Lions Club: Ms. Kelley presented results of the Lions Club's annual food and school supply drives. Afterwards, she presented request to use lower gravel parking lot to hold fundraising yard sale on September 25 & 26, 2026. In response to Mr. Myer's questions, she indicated they will provide 10 x 10 blocks to vendors for a fee and they intend to cordon off the lower parking lot and have persons direct folks to park in the Township office building parking lot to avoid creating traffic issues along Route 30. She said she is not quite sure what to expect as far as number of persons participating and type of items they will be selling, and does not know exact time the event will be held yet as they are still in the early planning stages of this event. Following discussion, Kolby Bills **motioned** to approve request to use the lower gravel parking lot as presented. Second by Adam Bills. All Ayes. **Motion Approved.**

CORRESPONDENCE:

- MRM Property & Liability Trust July 2026 Loss Activity Report.

PLANNING COMMISSION:

- Updates by Planning Commission Member Allen Myers.

SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Daniel Lapp – 154 Iva Road – Major SWM Plan: Adam Bills **motioned** to approve reduction of financial security from \$80,300 to \$30,641.94. Second by Jason Myer. All Ayes. **Motion Approved.**
- Roger Fry, Fry Surveying – Esh & Lapp Final Lot Add-on Plan – 319 & 323 Wolf Rock Road: Mr. Fry presented plan for review and discussion. With no public comment being received, Kolby Bills **motioned** to approve request for plan approval. Second by Dylan Coleman. All Ayes. **Motion Approved.**
- Caleb Comeaux – David Miller/Associates, Inc. – Leaman Place Management Major Stormwater Management Plan – 3314 Lincoln Hwy E.: David Matthews appeared and presented this plan and modification request on behalf of Mr. Comeaux. With no public comment being received the following action was taken:
 - Adam Bills **motioned** to approve request for modification of SWMO Section 506.1.B(3)(a): Loading Ratios. Second by Jason Myer. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for conditional plan approval. Second by Kolby Bills. All Ayes. **Motion Approved.**

TOWNSHIP REPORTS

PUBLIC WORKS:

- Updates/Report by Public Works Director, Adryan Yothers. Mr. Yothers announced that Black Horse Road will be closed from Quarry Road to Strasburg Road (Rt. 741) from August 24, 2026 to September 4, 2026 to replace two stormwater pipes.
- Karen Farra presented the Equipment Co-op 2026 Quarter 2 Financial Report. She also advised that the cost for the belt-loader rear axle repair is going to be \$3,400 instead of the originally estimated cost of \$6,284 to \$15,730.81, and that the co-op members also approves Lancaster Tractor Service to repair the air conditioning at an additional cost of \$2,670.

ZONING HEARING BOARD:

- Updates/Reports by Zoning Officer, Walter Hockensmith.
- Samuel S. Stoltzfus – 11 Township Drive: Jason Myer **motioned** to ratify the July 22, 2026 Notice of Violation of Nuisance Ordinance Section 2 (E) for high grass, weeds and other vegetation. Second by Adam Bills. All Ayes. **Motion Approved.** Mr. Hockensmith advised that he met with Mr. Stoltzfus to discuss this issue and gave him an extension of time to Labor Day to clean-up the grass, weeds and other vegetation in the stormwater swale.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann. Mr. Hartmann was not present to present updates.
- Updates by Township Manager, Karen Farra, regarding timeline for LSA Grant project work.
- Bob Devonshire **motioned** to authorize Hanover Engineering to bid park electrical and paving improvements to be completed as part of the LSA Grant. Second by Adam Bills. All Ayes. **Motion Approved.**

SEWER AUTHORITY & SEO:

- Updates/Report by Sewer Authority Member/Chairman. No one was present from the Sewer Authority to present the monthly report and updates.

EMERGENCY SERVICES

- Updates by Emergency Services Committee Member Karen Farra.
- July 2026 Emergency Services Reports.

OLD/NEW BUSINESS:

- Dylan Coleman presented the draft short-term rental ordinance for discussion stating the ordinance was prepared in coordination with Leacock and Salisbury Townships in effort to have consistent regulations throughout the Pequea Valley Region. The following persons presented general public comment regarding the ordinance: Sam Petersheim, Allen Fisher and Wally Hockensmith. Upon request, a copy of the draft ordinance was provided to Mr. Petersheim and Charles Barto (LNP).

ANNOUNCEMENTS:

- Mr. Devonshire thanked those who attended and everyone who helped coordinate and plan the annual Community Day event and ice cream social.

ADJOURN:

- At 7:27 p.m., Adam Bills **motioned** to adjourn meeting. Second by Bob Devonshire. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary