

### MINUTES

Those in attendance: Donald Ranck, Dennis Groff, Marlin Groff, Ray Rice, Craig Keenan, Lisa Herr, Nick Lopez, Blaine Stoltzfus, Bryan Stoltzfus, Nick Canzeroni, Kevin Deckman, Chris Montagnon, April Frankhauser, Allysa Miles, Pat Fleming, Aaron Ranck, Alex Petrow, Laura Harrington, Dina Barnhurst, Elisa Anderson, Chrisy Fieldsa, Josh Miseti, Denise Miller, Elaine Graybeal, Chris Hihn, Donna Hihn, Josh Weaber, Melody Infantolino, Elisa Anderson, Adam Bills, Darren Neff, Gwen Newell – Lancaster County Planning Commission, Kara Kalupson – Rettew Engineering, Brain Kauffman – Rettew Engineering, Kyle Kurtz – LNP

### CALL TO ORDER / FLAG CEREMONY

### MINUTES

- A **motion** was made by Ray Rice to approve the Workshop Minutes for JULY 2019, and seconded by Marlin Groff. **Motion Approved.**
- A **motion** was made by Dennis Groff to approve the Board of Supervisors' Minutes for JULY 2019 and seconded by Ray Rice. **Motion Approved.**

### TREASURERS REPORTS/BILLS

- A **motion** was made by Dennis Groff to approve the JULY 2019 Treasurer's report, and seconded by Marlin Groff. **Motion Approved.**
- A **motion** was made by Marlin Groff to approve the Disbursement List of Bills to be paid for AUGUST 2019, and seconded by Craig Keenan. **Motion Approved.**

### PERSONS TO BE HEARD/PUBLIC COMMENTS

- 1) Kevin Deckman, 52 Cherry Hill Rd., Paradise, presented a list of concerned neighbors for the property located at 48 Cherry Hill Road, which has been condemned. Dennis Groff has called Deutsche Bank and asked them to make property repairs or have a hazard team evaluate the property when it first came to the Townships attention that frozen pipes had burst and the second story drywall and insulation was falling down. The Board will contact Frank Mincarelli, Township Solicitor, to inquire about forcing Bank to make repairs.  
\*Letter will be send to residents with follow up information about what legally can be done, if anything.
- 2) Alyssa Miles of 46 Creekview Drive, Paradise, discussed the possibility of having parking on one side of the street if everyone is in agreement who lives on Creekview Drive, as some residents wish to have the ability to park on the street. The danger of emergency vehicles, trash haulers, and post office having to maneuver around the parked vehicles was also mention. This development was constructed with "on-site" parking only, and was never intended to have street parking. The mention of Constables not being able to enforce parking tickets was debated and will be looked into by the township.
- 3) Discussion on if the Township could put up signs for people and trucks who use the middle lane when to or when other vehicles are turning right/left onto Blackhorse road is a continued problem. Rte30

being a state road, residents were encouraged to contact PA State Police, Troop J, to petition that something need to be done.

- 4) Christy Fieldsa, Alyssa Miles, Dina Barnhurst, Melody Infantolino, and other residents are extremely concerned about a “Homeless Parking Facility, and housing is being set up by the Factory Ministries, adjacent to the Paradise Elementary School, where their children attend. They are concerned about the safety, and asked why the Township would allow this to proceed when it would be nearly impossible to run background checks on the “homeless” to be sure we are not permitting persons with criminal backgrounds, pedophiles, and/or drug abusers being housed next to the school.

### **Scheduled Speakers:**

- Kara Kalupson, Rettew Engineering, Stock Basin presentation for MS4 (Copy of Presentation on file).
- Claudia N. Shank, Esquire - Prickett Real Estate Holdings, LLC  
Ref: Train Collectors Association, rezone from Agricultural Zoning to Railroad Heritage Zoning District  
A **motion** was made by Dennis Groff to include Donald Ranck’s land in the Petition set forth by Claudia Shank, of McNees Law, amending the current zoning of Prickett Real Estate Holdings to a newly created “Rail Road Heritage Zoning District” in Paradise Township. The **motion** was seconded by Craig Keenan. **Motion Approved.** Don Ranck abstained from voting.
- Gwen Newell – Lancaster County Planning Commission: Walk Works Funding Opportunity application is due by August 31, 2019. Without time to fill out the forms and organize a steering committee the decision of the Board will be looked again next year if it is available, and thanking Gwen Newell for all of her efforts on behalf of Paradise Township.
- Brian Kauffman, Rettew Engineering: Act 537 update:
  - (1) A **motion** to Adopt Resolution #6-2019, Act 537 Sewage Facilities Plan Update for the Paradise Township Sewer Authority Wastewater Treatment Plant, was made by Ray Rice, and seconded by Marlin Groff. **Motion Approved.**
  - (2) A **motion** to Adopt Resolution #8-2019 Vintage Business Park, Plan Revision for New Land Development, was made by Dennis Groff, and seconded by Ray Rice. **Motion Approved.**

### **CORRESPONDENCE**

- Celebration of Farmland Preservation Invitation:  
Tuesday, September 24, 2019, 4:30 p.m. Picnic at Cherry Crest Farm Adventure Farm. A Dedicated Lancaster Farmland Trust train will depart the East Strasburg Station, Strasburg Railroad at 4:30p.m. Reservations are limited. No refunds.
- PSATA Regional Fall Forums
- 2019 PAAZO Fall Seminar – East: for zoning officers, planners, and other officials...Sept. 18, 2019 in Montgomery County.

## TOWNSHIP REPORTS

### PLANNING COMMISSION

1) Discussion on current permeable vs impervious lot percentages being very limited on smaller lots which based on the ordinance is 30% of lot coverage, and 80% for Village Mixed use. Can owners ask for waivers.... and how would we continue to meet storm water requirements.

2) A **motion** was made to waive perk and probe of Rte. 741 property by Dennis Groff since it is only a land division and has no proposed structures. Seconded by Craig Keenan. **Motion Approved.**

### ZONING HEARING BOARD

Zoning Officer, Nick Lopez, reported that all violation letters sent in July have been rectified.

JULY Zoning Report submitted by Nick Lopez.

Zoning Hearing Board scheduled for Tuesday, August 27, 2019 at 7:00 p.m.

A **motion** was made by Dennis Groff to accept Adam Bill's resignation from the Zoning Hearing Board, and appoint Darren Neff to the Zoning Board Hearing Board. Seconded by Ray Rice. **Motion Approved.**

### PARK & RECREATION COMMISSION

August 14, 2019, Balance Sheet and Profit & Loss Statements provided by Ray Rice.

### ROADMASTER

- 1) Horse track repairs are done
- 2) In the SW quadrant of the Township, the road crew is working on Chip and Oil
- 3) Gutter cleaning starts tomorrow (Wed. Aug. 21, 2019).

### SEWER AUTHORITY & SEO

\$4.7 Million in Bonds have all been sold at \$73,000 higher than expected. Our Sewer Authority is "A" rated. Dennis and Michele will meet with Scott Kramer, RBC, tomorrow to discuss investments.

## OLD/NEW BUSINESS

- A **motion** was made by Dennis Groff to Adopt Resolution No. 7-2019: Emergency Operations Plan together with the Notification and Resource Manual, seconded by Craig Keenan. **Motion Approved.**
- According to Second Class Township Code, Section 407(b), A **motion** was made by Dennis Groff to accept retirement of Donald L Ranck as of August 20, 2019, and to Appoint Adam Bills to complete Don Rank's remaining term to December 31, 2019, seconded by Ray Rice. **Motion Approved.**
- A **motion** was made by Marlin Groff to Appoint Dennis Groff, current Vice-Chairman to serve as Chairman until December 31, 2019, seconded by Craig Keenan. **Motion Approved.**
- A **motion** was made by Dennis Groff to accept Adam Bill's resignation from the Zoning Hearing Board, and appoint Darren Neff to the Zoning Board Hearing Board. Seconded by Ray Rice. **Motion Approved.** (See Zoning Notes)
- A **motion** was made by Dennis Groff to elected Adam Bills to serve as Vice-Chairman until December 31, 2019, seconded by Craig Keenan. **Motion Approved.**

**PERSONS TO BE HEARD/PUBLIC COMMENTS**

It was brought to the Boards' attention that children have been playing on and in the creek to the west of the park ball fields and restrooms. Old wire fencing is falling down. Is there anything that can be done for safety?

Ray Rice commented that his committee will look into it.

**ADJOURN**

Meeting was adjourned at 9:00 p.m.

Respectfully submitted by:

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Lisa N Herr, Secretary/Treasurer