

MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer, Supervisors: Keith Landis, Adam Bills and Bob Devonshire, Manager/Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Planning Commission Member Allen Fisher, Park Foundation Chairman Michael Hartmann, Public Works Director Adryan Yothers, Sewer Authority Board Vice-Chairman Jonathan B. Stoltzfus, Charles Barto (LNP), Samuel Mauer, Bob Bell, Kevin Witmier, Ivan King, Joshua Knosp, Dave Johnson, Sam Beiler, Ron Phillips, Lamonte Garber, Sam Petersheim and Clint Yonce.

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

PUBLIC HEARING:

- Mr. Coleman presented Ordinance No. 2025-04, An Ordinance Amending Zoning Ordinance Article IX-VMU-Village Mixed use as advertised on November 25, 2025 and December 2, 2025. No public comment being received, Mr. Coleman called for a motion to adopt Ordinance No. 2025-04. **Motion** was made by Jason Myer to adopt the Ordinance. Second by Keith Landis. All Ayes. **Motion Approved.**
- At 7:06 p.m., Bob Devonshire **motioned** to adjourn the Public Hearing. Second by Jason Myer. All Ayes. **Motion Approved.**

MINUTES

- Adam Bills **motioned** to approve the Board of Supervisors Meeting Minutes for November 18, 2025. Second by Bob Devonshire. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Keith Landis **motioned** to approve the November 2025 Treasurer's Report. Second by Jason Myer. All Ayes. **Motion Approved.**
- Dylan Coleman **motioned** to approve the December 2025 Disbursement List of Bills to be paid. Second by Adam Bills. All Ayes. **Motion Approved.**

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

PERSONS TO BE HEARD:

- Lamonte Garber, Watershed Restoration Coordinator, Stroud Water Research presented a slide show regarding the Cherry Hill watershed project and responded to questions and comments from Michael Hartmann, Allen Fisher and Bob Devonshire.

PLANNING COMMISSION:

- Updates by Planning Commission Member, Allen Fisher.

SUBDIVISION/LAND DEVELOPMENT/STORMWATER MANAGEMENT – ACTION ITEMS

- Samuel Maurer, Red Barn Consulting – Ronald Phillips – 249 S. Kinzer Rd – Final Subdivision Plan. Mr. Maurer presented the plans and deferral and waiver requests for approval. The following action was taken:
 - Jason Myer **motioned** to approve request for deferral of SALDO Section 408.4 – Wetland Study. Second by Adam Bills. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 607.1.D – Requirement that all lots shall front on an approved public or private street. Second by Adam Bills. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for deferral of SWMO Section 503 – Design Standards – Erosion and Sediment Control Permit. Second by Adam Bills. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for a deferral of SWMO Section 610 – Stormwater Management Planning. Second by Adam Bills. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for conditional plan approval. Second by Keith Landis. All Ayes. **Motion Approved.**
- Kevin Witmier, Impact Engineering Group – Samuel E. Beiler – Sandstone Drive – Preliminary/Final Subdivision and Land Development Plan. Mr. Witmier presented the plans and waiver and deferral requests for approval. The following action was taken:
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 305.A – Preliminary Plan. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for modification of SWMO Section 504.4 (a)[4] – Storm Pipe Diameter. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for modification of SWMO Section 507.2 (a) [2] – Loading Ratio. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Adam Bills **motioned** to approve request for conditional plan approval. Second by Jason Myer. All Ayes. **Motion Approved.**
- Kevin Witmier, Impact Engineering Group – John E. Herschberger – 42 Mt. Pleasant Road – Major Stormwater Management Plan. Mr. Witmier presented the plans and modification requests for approval. The following action was taken:
 - Keith Landis **motioned** to approve request for Modification of SWMO Section 501.17.B.(1)(b) – Rate Control to allow the 2-year post-development peak flow to be equal to or less than the calculated 2-year pre-development peak flow. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Keith Landis **motioned** to approve request for Modification of SWMO Section 504.4(a)(4) –

- Minimum Pipe Diameter to allow 8" diameter storm pipe instead of 18". Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Keith Landis **motioned** to approve request for Modification of SWMO Section 507.9 – Infiltration Bed Design to place non-woven geotextile on top and sides only (none on the bottom). Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for conditional plan approval. Second by Adam Bills. All Ayes. **Motion Approved.**
 - MK Legacy – 15 S. Kinzer Road – Revised Final Land Development & Lot Add-on Plan: Adam Bills **motioned** to approve request for release of the remaining financial security in the amount of \$79,259.70. Second by Jason Myer. All Ayes. **Motion Approved.**
 - Emanuel B. Fisher – 268 S. Kinzer Road – Preliminary/Final Land Development Plan: Bob Devonshire **motioned** to approve reduction of financial security amount by \$5,911.24 from \$70,456.05 to \$64,544.81. Second by Keith Landis. All Ayes. **Motion Approved.**

CORRESPONDENCE: None.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, Karen Farra.

PUBLIC WORKS:

- Updates/Report by Public Works Director, Adryan Yothers.

EMERGENCY SERVICES

- November 2025 Emergency Services Reports.

ZONING HEARING BOARD:

- Report by Zoning Officer, Walter Hockensmith.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann.
- Public Works Director Adryan Yothers advised of police incident at the park.

SEWER AUTHORITY & SEO:

- Updates/Report presented by the Public Works Director, Adryan Yothers, on behalf the Sewer Authority Board.

Public Comment: Mr. Yonce asked why the quarterly billing rate was being increased. Mr. Coleman explained it is due to the increased costs experienced for the waste water treatment

plant upgrades. Mr. Bills explained that the Sewer Authority is a separate legal entity from the Township and that questions should be directed to Sewer Authority Board at their monthly meetings as the Township has nothing to do with the setting of the rates.

OLD/NEW BUSINESS:

- Jason Myer **motioned** to adopt Notice of 2026 Public Meetings as advertised on November 24, 2025. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Adam Bills **motioned** to adopt Resolution 2025-13 Setting Forth the 2026 Compensation of the Township Manger at \$88,000.00 per year. Second by Keith Landis. All Ayes. **Motion Approved.**
- Adam Bills **motioned** to adopt Resolution 2025-14 Adopting New Open Records Policy and Appointing an Agency Open Records Officer. Second by Jason Myer. All Ayes. **Motion Approved.**
- After discussion was had regarding not resigning as Tax Collector and instead deputizing the Lancaster County Treasurer’s Office to collect the annual real estate taxes, Karen Farra withdrew resignation as Tax Collector for Paradise Township.
- Consistent with the above discussions, the appointment of the County of Lancaster to collect municipal real estate taxes and the County of Lancaster real estate taxes effective with the 2026 real estate taxes was tabled until the January 5, 2026 Reorganization Meeting in order to determine proper steps to be taken to deputize the County.
- Discussion was had regarding Mr. Coleman’s and Mrs. Farra’s meeting with Leacock and Salisbury Townships regarding short-term rental ordinances. Mr. Allen Fisher asked if discussion was had regarding limiting the number of short-term rentals. Mr. Coleman advised that was not yet discussed.

ANNOUNCEMENTS:

- Mr. Coleman announced the Board of Supervisors would be meeting in an Executive Session following this meeting to discuss a personnel/legal matter.
- The annual Board of Supervisors Reorganization Meeting will be held on Monday, January 5, 2025, at 6:00 p.m.
- Mr. Coleman advised there are multiple positions open on some of the Township committees and encouraged anyone interested to reach out to Mrs. Farra.
- Mr. Coleman announced that this would be Mr. Landis’ last Board of Supervisors meeting and offered appreciation and gratitude for his service.

ADJOURN:

- At 8:15 p.m., Keith Landis **motioned** to adjourn the meeting. Second by Jason Myer. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary