

MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Ray Rice, Samuel Beiler and Robert Devonshire, Jr., Township Manager David Thompson, Secretary/Treasurer Karen Farra, Township Solicitor Frank Mincarelli, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Sewer Authority Chairman Bryan Stoltzfus, Park Maintenance Supervisor Adryan Yothers, Park Foundation Chairman Michael Hartmann, Kolby Bills, Larry Bills, Dennis Groff, Nick Lopez, Joshua Knosp, Jim Knosp, Kurt DeVore, Amos S. Fisher, Jason Myer, Keith Landis, Samuel S. Stoltzfus, Mark Amos King, B.J. Yunkin, Stevie Fisher, Dylan Coleman, Samuel Petersheim, Clint Yonce, Joey Narewski, Neal Hershey, Tom Denlinger, Bill Rogers, Steve Shearer and other persons from the public who did not sign in.

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

APPOINTMENTS:

- Chairman Bills opened discussion regarding appointment of a Supervisor to the Board of Supervisors to fill the vacancy created by resignation of Supervisor Craig Keenan effective November 30, 2023. He advised only two people had applied for the position: Robert Devonshire, Jr. (“Bob”) and Kolby Bills. Chairman Bills disclosed that the Board of Supervisors had discussed the applicants at the December 12, 2023 Workshop Meeting, stating Supervisors Elect Dylan Coleman and Jason Myer were in attendance at that meeting and participated in the discussion. He further advised that Supervisor Elect Keith Landis had provided his thoughts on the appointment via email. It was determined by all at that meeting Mr. Devonshire would be appointed to this vacancy.

Chairman Bills then called for a motion to appoint a Supervisor to the Board of Supervisors to fill the vacancy created by resignation of Supervisor Craig Keenan effective November 30, 2023. Ray Rice **motioned** to appoint Robert Devonshire, Jr. (“Bob”). **Second** by Allen Fisher.

Mr. Bills called for public comment prior to calling for a vote on this motion, and the following comments were received:

- Dennis Groff: Mr. Groff asked why a new Supervisor was being appointed now rather than waiting until after January 1, 2024 to allow the newly elected Supervisors to appoint someone. Chairman Bills advised because the Second Class Township Code requires vacancies be filled within 30 days. Mr. Groff asked the Township Solicitor Mr. Mincarelli if this is true. Mr. Mincarelli confirmed it is and stated if the vacancy is not filled in due course, the matter would go to the court to make the appointment.
- Barry (“B.J.”) Yunkin: Mr. Yunkin asked if Mr. Devonshire’s appointment as Supervisor would have any effect on county grants. Mr. Devonshire advised he had already checked with his supervisor and was informed it would not. If there is any potential for a conflict when deciding grants, he would recuse himself.

- Larry Bills: Mr. Bills question the process used to determine who would be appointed. Was the decision based on resumes alone without an interview? Chairman Bills said the decision was made based on resumes and personal knowledge of the persons who applied.

Following public comment, Chairman Bills called for a vote on the motion to appoint Mr. Devonshire as Supervisor. All Ayes were received. **Motion Approved.**

- Immediately following the vote, Secretary Karen Farra administered Mr. Devonshire’s Oath of Office and Swearing In. Mr. Devonshire immediately took his seat on the Board.

PUBLIC HEARING:

- Chairman Bills presented proposed Ordinance No. 2023-02, An Ordinance Amending the Paradise Township Zoning Ordinance of 2003, as Amended, by Retitling Section 1513 and Deleting the Permanent Foundation Requirement of that Section. Zoning Officer Walter Hockensmith explained the reasoning and purpose of the Ordinance.

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

Public Comment:

- Dennis Groff: Mr. Groff stated the past Board of Supervisors worked hard to put the current ordinance in place which requires a permanent foundation for mobile homes not located within a mobile home park. He said this was done for a reason and he feels the Supervisors are doing a great injustice to the community by removing this requirement. Mr. Groff stated the permanent foundation provides for better stabilization of mobile homes in the event of a hurricane and commented “you people” have no idea what you are doing. Supervisor Beiler stated he spoke with people in the business of installing mobile homes about today’s skirting and its benefits and improvements. He said it is of much better quality than it was at the time the original Ordinance was adopted. Chairman Bills also cited how far skirting has come along in recent years and how there are far less issues with appearance and under-home access by wildlife. He expressed he feels it is unfair to have this requirement for Granny Flats since the intent is for them to be temporary, and the cost for a concrete foundation is cost prohibitive creating an undue burden and hardship on the resident. Chairman Bills further indicated the County of Lancaster recommends approval of the Ordinance.

Following public comment, Chairman Bills called for a motion to adopt Ordinance No. 2023-02. Allen Fisher **motioned** to adopt the Ordinance. **Second** by Samuel Beiler. All Ayes. **Motion Approved.**

- At 7:09 p.m., Public Hearing was adjourned.

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- Allen Fisher **motioned** to approve the Board of Supervisors Meeting Minutes for November 21, 2023. **Second** by Ray Rice. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Ray Rice **motioned** to approve the November 2023 Treasurer’s Report. **Second** by Bob Devonshire. All Ayes. **Motion Approved.**
- Samuel Beiler **motioned** to approve the December 2023 Disbursement List of Bills to be paid. **Second** by Ray Rice. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD:

SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Bill Rogers, AET Consulting, Inc. – Steve Fisher – 74 London Vale Road – Stormwater Plan (new barn). Mr. Rogers presented the December 19, 2023 revised plans and waiver/modification request as follows:
 - Request for Waiver from Section 404.2.E. of the Stormwater Management Ordinance (SWMO) – Project Location & Identification. Waiver from providing bearings & distances of the parcel boundary, and from showing the entire tract boundary.
 - Request for Waiver from Section 404.3.A.3 of the SWMO – Existing Features. Waiver from providing surveyed contours.
 - Request for conditional approval of Plan.

Township Solicitor Mr. Mincarelli asked Mr. Rogers if he plotted the means and bounds. Mr. Rogers said the deeds of record do not reflect this information accurately, so he did not. Mr. Mincarelli stated a survey would need to be conducted to correct this. Mr. Rogers responded that this is correct, and estimated it would cost upwards of \$3,500 for this to be done. Zoning Officer Hockensmith commented that it cannot be known if they are near a property line if there is no boundary determine along the southern end of the property. With regard to the request for waiver from providing surveyed contours, Mr. Rogers indicated that the contours have been added to the plan, so they are withdrawing that waiver request. Secretary Karen Farra pointed out that there is no surveyor certificate on the plans and that the plans being presented were just provided this date and had not yet been reviewed by the Township Engineer.

Mr. Mincarelli advised that more input will be needed before any decision can be made with regard to the waiver requests. Chairman Bills said he feels it is too premature to approve the plans without a recommendation from the County being received, nor a review of the presented plans being completed by Rettew.

Chairman Bills called for a motion to table this matter until the February 20, 2024 Board of Supervisors Meeting. Samuel Beiler **motioned** to table the matter. **Second** by Allen Fisher. All Ayes. **Motion Approved.**

PUBLIC COMMENT: Chairman Bills called for public comment. No comments were proffered.

CORRESPONDENCE: None.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, David Thompson. Mr. Thompson advised that PennDOT has finally responded with regard to the reported hazards at the intersections of Georgetown Road and Belmont and White Oak Roads. He said PennDOT will be conducting a traffic study.

Public Comment: Mr. Groff asked if someone has been out to check the street lights as it seems there are a lot out again. Mr. Thompson advised the Township is in the process of checking all of the street lights and will be reporting all issues to PennDOT.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus.

Chairman Bills called for public comment. No comments were proffered.

EMERGENCY SERVICES

- Mr. Thompson presented the November 2023 Emergency Services Call Report.

PLANNING COMMISSION:

- Vice-Chairman, Allen Fisher, advised there was no meeting held in December.
- Breeo – Vintage Business Park Lots 11-13 and 19-20: Ray Rice **motioned** to approve November 29, 2023 written request of Reilly Noetzel, Esq., for an extension of time to March 30, 2025 to satisfy the conditions of the Breeo plan approval. **Second** by Allen Fisher. All Ayes. **Motion Approved.**

Chairman Bills called for public comment. No comments were proffered.

ZONING HEARING BOARD:

- Report by Zoning Officer, Walter Hockensmith.

Chairman Bills called for public comment. No comments were proffered.

PARK & RECREATION COMMISSION:

- Park Foundation Chairman Michael Hartmann presented a Profit & Loss Statement and provided briefing regarding various park matters. Mr. Hartmann then addressed concerns regarding ballfield rentals and the process/cost to rent to the fields. He said an auction system will be used to rent the fields and explained how that system will be implemented.

- Mr. Hartmann requested the Board of Supervisors appoint Michael Fisher to the Park & Recreation Commission. He advised the Commission recommended approval of Mr. Fisher's appointment and advised the Commission still has one opening if anyone is interested.

Chairman Bills called for a motion to appoint Michael Fisher to the Park & Recreation Commission. Bob Devonshire **motioned** to appoint Mr. Fisher. **Second** by Ray Rice.
Motion Approved.

SEWER AUTHORITY & SEO:

- Sewer Authority Chairman, Bryan Stoltzfus, provided updates on the status of the plant improvements and fielded the following comments/questions:
 - Chairman Bills asked how long Singer Avenue will be closed. Mr. Stoltzfus advised it is to be closed for the duration of the project for equipment staging and safety factors. Dennis Groff supported this statement saying construction will involve the use of the road when in progress and said if people complain, remind them that, originally, there was to be no road there.
 - Mr. Stoltzfus responded to questions/comments regarding the project cost explaining that due to inflation and increased costs for materials, labor, etc., the project will cost almost double the original budgeted amount. He said the membrane alone will cost \$300,000 more than originally quoted. Chairman Bills advised the Township was successful in obtaining a \$1 Million ARPA grant from the County that will cover part of the increase in costs, and the Township provided the entirety of its \$600,000 in ARPA funds to the Authority, but there is still a \$1 Million deficit. Sam Petersheim commented that there is not a whole lot that hasn't doubled in cost since the COVID pandemic. Mr. Devonshire said he has experienced the same issue in his role with the County – when they receive a quote, if it is not accepted within 24 hours, the price goes up.
 - When asked if the project is behind schedule, Mr. Stoltzfus said not at this time. Mr. Devonshire asked what he would estimate the percentage of completion is. Mr. Stoltzfus estimated they are about 1/3 of the way through to completion.
- November 6, 2023 Minutes of Paradise Township Sewer Authority.

OLD/NEW BUSINESS: None.

ANNOUNCEMENTS:

- Chairman Bills took a moment to express his and the Township's gratitude and thanks for their service to Supervisors Ray Rice, Samuel Beiler and Allen Fisher.

ADJOURN:

- At 7:36 p.m., Chairman Bills called for a motion to adjourn the meeting. Allen Fisher **motioned** to adjourn. **Second** by Ray Rice. Prior to calling for a vote on the motion to adjourn, Chairman Bills asked if there were any comments from the public. The following comments were received.

- Clint Yonce: Mr. Yonce asked why PVFD's Kinzer Station is selling their tanker. Mr. Bills and Mr. Thompson explained the decision is one that would need to be discussed with PVFD as the decision to sell it was made as part of the overall operational plan. Mr. Yonce asked why the Township is still paying the monthly payments if they are selling it. Chairman Bills said because they still own it are still paying for it. Once it is sold, then payments would no longer be made. Mr. Rice pointed out the age of Paradise Leaman Place's engine that is still being paid for. It was explained the proceeds from the sale would be used to help pay for the new engine being purchased for the PVFD Gordonville Station and the Gordonville Station tanker will be kept. Mr. Yonce asked how PVFD is buying a new engine when they don't have any money. Chairman Bill asked Mr. Yonce how he knows what money PVFD does or doesn't have. Steve Shearer asked why PVFD isn't getting rid of the older tanker at the Gordonville Station and keeping the newer one at Kinzer Station. Chairman Bills briefly explained that the older tanker has more operational uses than the new one, and that the cost for the new engine, in conjunction with the proceeds from the sale of the newer tanker, would result in overall lower operational costs. Mr. Yonce complained that he called 911 when he had two feet of water in his basement. He asked the dispatcher for Paradise to respond, but got the PVFD Kinzer Station instead. Mr. Groff responded in that case, the boat was already tied up.
- Kolby Bills: Mr. Bills said he wants to challenge the new and old Supervisors to be more informed. He said it is their job to know where money is going and should be prepared to answer questions rather than just saying people need to ask the fire company.
- Dennis Groff: Mr. Groff expressed his concern, and frustration, with the number of apparatus responding to calls. The more apparatus and personnel on a scene puts more people in harms' way. It's tripling the hazard. Chairman Bills said he feels this method improves response times and ensures coverage and care. He further stated that if everyone were to be working together as one unit, the number of apparatus and personnel on scene can be limited better, they would be able to more strategically respond and work towards streamlined responses.
- Sam Petersheim: Mr. Petersheim said Paradise was complaining about not being able to respond, so they were put back on the boxes. Now everyone is responding to calls, which he thinks is ridiculous, but it is what they wanted.

At 7:50 p.m., Chairman Bills ended the public comment period and called for a vote on the 7:36 p.m. motion to adjourn. All Ayes were received. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary/Treasurer