

MINUTES

Those in attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Ray Rice, Craig Keenan and Samuel Beiler, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Paradise Township Sewer Authority Chairman Bryan Stoltzfus, Chairman Zoning Hearing Board Michael Hartmann, Marcella Peyre-Ferry (LNP), Tom Denlinger, Christian Billings, Jim Knosp, Wanda Ranck, Wendel Ranck, Jason Smith, Ivan Ebersol, Henry S. Fisher, Jonas Fisher, Bob Devonshire, John Grant, Mark Carroll, Joe Craft, Don Ranck, Steven Fisher, Ivan Fisher, Amos Fisher, David King, Ivan King, Ephraim King, Steve Shearer, Sam Petersheim, Greg Adelman (Stantec Consulting Services), and other members of the public who did not sign in.

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

MINUTES

- Allen Fisher **motioned** to approve the Board of Supervisors Workshop Meeting Minutes for November 8, 2022. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Samuel Beiler **motioned** to approve the Board of Supervisors Meeting Minutes for November 15, 2022. Second by Ray Rice. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Ray Rice **motioned** to approve the November 2022 Treasurer's Report. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Reviewed and discussed PSATS 2023 Membership Dues Package and annual membership invoice to determine which services to eliminate and which to keep.
- Samuel Beiler **motioned** to approve the December 2022 Disbursement List of Bills to be paid with adjustments to the PSATS membership invoice. Second by Craig Keenan. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Greg Adelman, Stantec Consulting Services, Inc. – Compass Quarries, Inc. – 47 Mclvaine Road – Lot Add-on Plan: Mr. Adelman presented plans and requested conditional plan approval. Ray Rice **motioned** for conditional plan approval. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Jonas Fisher addressed the Board regarding conservation projects and land development requirements. Mr. Fisher provided summary of his stormwater management conservation project and how easy the process went. He asked what has changed between now and when he did his project in 2021 that the process for Mr. Ephraim King seems more complicated and costly. Mr. Hockensmith informed Mr. Fisher that the Township has never received a Notice of Completeness

letter from the County for his project and that the last notice it did receive, stated his project was not complete. Mr. Fisher said he did not understand why this is so since he knows they came out and inspected the project, there were a couple of items that needed addressed, those were taken care of, and a final inspection completed. Mr. Thompson provided Mr. Fisher a copy of the incompleteness letter from the County. It was resolved the Township would follow-up with the County on the status of his project.

Mr. Thompson advised Mr. Fisher that there is a process in place for these projects outlined in the Township's stormwater management ordinance, and the ordinance is drafted so as to comply with the State requirements. He explained the ordinance was recently updated; however, there were many requirements in place prior to the updates that were not followed in the past. He apologized for any confusion this may have caused, but the Township is just trying to make sure the requirements are followed going forward. Mr. Fisher asked why it was his project went so fast – did he just fall through the cracks? Mr. Thompson replied that yes, he thinks so, and explained it is the Township's desire for Team Ag to work with the Township from the beginning of the planning stages through completion to ensure a smooth process. He said in Mr. King's case, the plans prepared by Team Ag were dated in June, but they were never given to the Township until November. Mr. Fisher expressed his concern that the regulations are going to make the process a burden on farmers financially and otherwise.

Mr. Ephraim King asked if it is easier to get an agricultural permit then commercial. Mr. Hockensmith said it is. He then asked if an escrow is required. Ms. Farra advised if plan review by the Township engineer is required, then an escrow deposit is required. Mr. Fisher commented that this escrow is causing double the expense and is taxing for farmers. Mr. King asked why agricultural permits are easier to get. Is it because they are less restrictive? Mr. Hockensmith said yes and that the government is trying make the process easier.

CORRESPONDENCE:

- PA Department of Labor Notice announcing 2023 Bid and Quote Limits.
- The Factory Ministries Year-End Gift circular.
- Lancaster County Conservation District E&S Program Update December 2022.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, David Thompson.
- Craig Keenan **motioned** to approve request to purchase cell phone booster for maintenance building and storage cabinet for Community Building cleaning and other supplies. Second by Ray Rice. All Ayes. **Motion Approved.**
- December 16, 2022 Letter from Eckert Seamans regarding Benecon IIC Health Program termination presented. Mr. Thompson advised this was a legal matter that would be discussed in Executive Session.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus.

EMERGENCY SERVICES

- Updates by Township Manager, David Thompson.
- November 2022 Emergency Services Call Report presented.
- Jason Smith provided update on status of fire company merger. He advised that the Steering Committee is meeting with and will be appointing two community members to the Committee. He will announce who those people are once they have been appointed.

PLANNING COMMISSION:

- Updates by Supervisor, Allen Fisher.

ZONING HEARING BOARD:

- Report submitted by Zoning Officer, Walter Hockensmith.
- After discussion on the matter, Ray Rice **motioned** to ratify the November 9, 2022 Notice of Violation & Enforcement Notice to Samuel E. Esh, 714 Georgetown Road, for violation of Burning Ordinance #1 1972 – unattended bonfire. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Mr. Hockensmith advised the Board about an Air B&B “park” at 20 Iva Road as being proposed by Daniel Glick. He expressed his thoughts that this would be a good idea as it will help to preserve single family housing in the area. He advised the proposed plans will be before the Zoning Hearing Board next week.
- Laura McGowan – 39 N. Kinzers Rd: Mr. Hockensmith provided update on status of matter and briefed the Board on the Court Order and advices from Blakinger Thomas in their December 14, 2022 email to the Township. Discussion was had on options for cleaning up the property consistent with the terms of the Court Order, but no action was taken.

PARK & RECREATION COMMISSION:

- Supervisor Ray Rice advised he had no updates as no meeting was held this month.

SEWER AUTHORITY & SEO:

- November 7, 2022 Minutes of Paradise Township Sewer Authority.
- Updates by Paradise Township Sewer Authority Chairman, Bryan Stoltzfus. Mr. Stoltzfus presented report and provided update on County ARPA funds grant. He said after two meetings with the Lancaster County Commissioners to discuss the Township’s application for funding, the outlook is favorable for the Sewer Authority to receive \$1 Million.

Chairman Bills thanked the Sewer Authority and Mr. Thompson for their hard work towards obtaining this grant, and expressed his gratitude to the County Commissioners for this grant opportunity.

Mr. Thompson gave credit to Mr. Stoltzfus and Mr. Dennis Groff for putting the Sewer Authority in such good financial standing at the outset of planning this project, explaining everything was on target until COVID hit and costs skyrocketed. He explained need for an additional \$2 Million to cover these cost increases. Mr. Thompson commended the County Commissioners for providing funding from their ARPA grant, as many counties are not willing to do that. He explained that there is still a \$1 Million shortfall, but he and the Township will be working hard next year to obtain more funding and to keep costs down for residents.

OLD/NEW BUSINESS:

- Craig Keenan **motioned** to approve Rettew's 2023 Consulting Engineering/Planning Professional Services Agreement. Second by Samuel Beiler. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Steve Shearer. Mr. Shearer asked who determines who is on the call boxes. Chairman Bills said the fire companies do. Mr. Shearer cited several incidents that he believes Paradise-Leaman Place was closest to, but they didn't get to go. He expressed he feels everyone is just getting lucky and accused the Supervisors of not caring. He then asked what the Steering Committee does. Chairman Bills asked if he has spoken with anyone on the Committee. Mr. Shearer said no because he can't go to the meetings. Chairman Bills asked if he has spoken to Jason Smith. Mr. Smith explained what the Steering Committee does and is doing. Mr. Shearer asked if anyone from Paradise-Leaman Place is on the Committee. Mr. Smith stated it is the goal and desire for them to have members on the Steering Committee, and he needs to understand there is a lot going on behind the scenes that the public is not privy to. Mr. Shearer asked why they can't be on the Committee now. Mr. Smith again stated there is a lot happening behind the scenes the public is not privy to.

Chairman Bills called to end public comment and announced the Board would be meeting in Executive Session.

ADJOURN

- At 7:52p.m., Craig Keenan **motioned** to adjourn meeting. Second by Ray Rice. All Ayes. **Motion Approved.**