

MINUTES

Those in Attendance: Vice Chairman Jason Myer, Supervisors: Kolby Bills, Adam Bills and Bob Devonshire, Township Manager/Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Public Works Director Adryan Yothers, Park Foundation Chairman Michael Hartmann, Timothy Trostle, Roger Fry, David Brooks, David Johnson, Joshua Knosp, Charles Barto (LNP), and Sam Petersheim.

Absent: Chairman Dylan Coleman

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

MINUTES

- Adam Bills **motioned** to approve the June 9, 2026 Board of Supervisors Meeting Minutes. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Kolby Bills **motioned** to approve the June 16, 2026 Board of Meeting Minutes. Second by Adam Bills. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Bob Devonshire **motioned** to approve the June 2026 Treasurer's Report. Second by Adam Bills. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve the July 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: None

CORRESPONDENCE:

- MRM Workers Compensation Trust June 2026 Loss Activity Report for the period October 2021 to present.
- 2027 Final Property Reassessment Notices for Township owned properties.

PLANNING COMMISSION:

- Updates by Township Manager Karen Farra.

SUBDIVISION/LAND DEVELOPMENT – BRIEFING ITEMS

- Roger Fry, Fry Surveying – Esh & Lapp Final Lot Add-on Plan – 319 & 323 Wolf Rock Road. Mr. Fry presented plans for review and discussion.

SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Timothy Trostle, for Gordon L. Brown & Associates, Inc. – Marcus J. Beiler Final Subdivision Plan – 21 Fernwood Drive: Mr. Trostle presented the plans and request for deferral of plan review to Strasburg Township. Adam Bills **motioned** to approve deferral of plan review to Strasburg Township. Second by Kolby Bills. All Ayes. **Motion Approved.**
- David Brooks, Nye Consulting Services, Inc. – Todd Barge Ag Operation Major SWM Plan – 145 S. Ronks Rd.: Mr. Brooks appeared and present the plans and below modification request as noted.
 - It was noted on the record that the request for modification of SWMO Section 402.11 – Aboveground storage facilities shall completely drain the volume control storage over a period of not less than 24 hours was withdrawn in writing on July 20, 2026.
 - Bob Devonshire **motioned** to approve request for modification of SWMO Section 506.1.B(3)(a) – Maximum loading ratios for karst areas is 3:1 impervious drainage area to infiltration area and 5:1 for total drainage areas to infiltration area. Second by Adam Bills. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for modification of SWMO Section 501.16.B(1) – Minimum isolation distance from stormwater management facilities to shall be 100 feet from the rim of sinkholes or closed depressions. Second by Adam Bills. **Motion Approved.**
 - Jason Myer **motioned** to approve the plans. Second by Adam Bills. All Ayes. **Motion Approved.**
- M. Land Develop – Vintage Business Park Lot 6 Final Land Development Plan: Bob Devonshire **motioned** to approve request for full release of financial security. Second by Kolby Bills. All Ayes. **Motion Approved.**
- Raymond K. King – 116 Harristown Road Preliminary/Final Land Development Plan: Adam Bills **motioned** to approve request for reduction of the financial security from \$23,652.05 to \$2,051.06. Second by Bob Devonshire. All Ayes. **Motion Approved.**

TOWNSHIP REPORTS

PUBLIC WORKS:

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

ZONING HEARING BOARD:

- Updates/Reports by Zoning Officer, Walter Hockensmith.
- Michael Anderson – 3204 Lincoln Hwy E.: Kolby Bills **motioned** to ratify Notice of Violation and Cease & Desist for operation of a short-term rental without Zoning Hearing Board approval. Second by Jason Myer. All Ayes. **Motion Approved.**

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann.

SEWER AUTHORITY & SEO:

- No one was in attendance from the Paradise Township Sewer Authority to present any updates nor the monthly Authority Report.
- General discussion was had regarding matters to be addressed at the upcoming meeting of the Sewer Authority Board including potential rate adjustments, the sale of the sewer assets, operating costs and general financial standing of the Sewer Authority necessitating the need to sell. Mr. Petersheim expressed his concerns regarding the sale and how York Water will operate the system and treat its customers/our residents.

EMERGENCY SERVICES

- Updates by Emergency Services Committee Member/Chairman. Bob Devonshire advised the Committee is still awaiting a response from Jerry Ozog of PSATS to schedule a time for him to attend a Committee meeting to discuss the next steps for moving forward with the emergency services study.
- David Johnson of Pequea Valley Fire Department advised that Christiana's Advanced Life Support (ALS) ambulance service was added to the call cards to provide first due ALS service to the eastern end of the Township up to McIlvaine Road and as secondary response for the western end. He will need to get an updated map from the County to confirm the exact service areas.
- June 2026 Emergency Services Reports.

OLD/NEW BUSINESS: None

PUBLIC COMMENT (non-agenda items received at end of meeting):

- Michael Hartmann asked what the status is of the potential construction of State Police Barracks on S. Kinzer Road. Discussed that no formal land development application has been received at this time. Discussed complaints/comments received to date. Mr. Hartmann said he has not heard any complaints or adverse comments from people he has spoken with. Ms. Farra said she received one concern from a resident about potential traffic issues.
- Bob Devonshire said he would like the Supervisors to discuss at their August 11, 2026 day time meeting adopting a data center ordinance. Brief discussion was had and it was resolved Ms. Farra would gather some sample/form data center ordinances for consideration and discussion at the August 11, 2026 meeting.

ANNOUNCEMENTS: None

ADJOURN:

- At 7:50 p.m., Adam Bills **motioned** to adjourn meeting. Second by Bob Devonshire. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary