

MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer, Supervisors: Kolby Bills and Bob Devonshire, Township Manager/Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Planning Commission Member Allen Fisher, Paradise Park Foundation Chairman Michael Hartmann, Charles Barto (LNP), Joshua Knosp, Dave Johnson, Larry Bills, Sharon Andrew, Barry Andrew, Jacob King, Douglas Herr, Rob Visniski, Amanda Groff, Steve Shearer, Sam Petersheim and other persons who did not sign in.

Absent: Supervisor Adam Bills

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

MINUTES

- Bob Devonshire **motioned** to approve the February 10, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to approve the February 17, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Jason Myer motioned to approve the February 2026 Treasurer’s Report. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Kolby Bills **motioned** to approve the March 2026 Disbursement List of Bills to be paid. Second by Jason Myer. All Ayes. **Motion Approved.**

PUBLIC COMMENT (non-agenda Items only/residents or Paradise Township tax-payers only):

- Steve Shearer regarding available trash service options, water issues in certain areas of the township, and construction of apartments in the township. He said he thought the township did not want rentals. Mr. Coleman explained the need for affordable multi-family and single-family housing in the community, while Mr. Bills explained the desire is to limit short-term rentals, not eliminate long-term rentals.

PERSONS TO BE HEARD:

CORRESPONDENCE:

- March 6, 2026 District Attorney of Lancaster County Drug Task Force annual contribution request and 2025 year in review letter.
- Paradise Sportsman’s Association Youth Fish Day Flyer.

PLANNING COMMISSION:

- Updates by Allen Fisher, Planning Commission Member.

SUBDIVISION/LAND DEVELOPMENT/SWM – BRIEFING ITEMS

- Doug Herr, PLS Hershey Land Surveyors, LLC – Gary Vaksman – 3197 Lincoln Highway East – Final Lot Add-on Plan. Mr. Herr presented the plans and discussion was had regarding the comments in the Township Engineer’s first review letter.
- Amanda Groff, Harbor Engineering – Ben King 5K Property Management, LLC – 3413 Lincoln Highway East – Preliminary/Final Land Development Plan. Ms. Groff presented the plans and discussion was had regarding the comments in the Township Engineer’s first review letter. Discussion included trash service, emergency services access, water feasibility study, lighting and curbs & sidewalks. The following public comment was received:
 - Steve Shearer: Mr. Shearer asked who does the water survey and how are we to know if it is legitimate. Ms. Groff advised a professional geologist prepares the survey and that survey is then reviewed by the Township Engineer.
- Robert Visniski, RAV Associates –Cornerstone Retreat – 41 Black Horse Rd – Final Land Development Plan. Mr. Visniski present the plans and lengthy discussion was had regarding the comments in the Township Engineer’s first review letter. Discussion included services provided in the facility, number of patients/employees/doctors/caregivers, number of patient rooms/beds, types of patients seen (no mental health patients), patient admission process, who can use the services offered, average length of patient stay, landscape screening, provision of a traffic study/analysis, sidewalks & curbing, and water services/feasibility.

SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Samuel E. Beiler – Sandstone Drive Preliminary/Final Land Development Plan: Jason Myer **motioned** to approve request to provide financial security in two phases, \$99,629.62 for Lot 1 and \$82,454.25 for Lot 2, as both lots will no longer be developed at the same time. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Amanda Groff, Harbor Engineering – JK Real Estate – 57 Paradise Lane- Preliminary/Final Land Development Plan. Ms. Groff presented plans and waiver/modification requests for approval as follows:
 - Bob Devonshire **motioned** to approve request for a waiver of SALDO Section 305- Preliminary Plan Application. Second by Jason Myer. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for a deferral of SALDO Section 602.5 - Reconstruction of Existing Streets. Second by Jason Myer. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for modification of SALDO Section 602.8.D&E - Access Drive Horizontal Alignment. Second by Jason Myer. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for modification of SALDO Section 602.10.F.3. – Cartway Radius. Second by Jason Myer. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for waiver/modification of SALDO Section 602.11 – Curbs. Second by Jason Myer. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for a deferral of SALDO Section 602.12- Sidewalks. Second by Jason Myer. All Ayes. **Motion Approved.**

- Jason Myer **motioned** to approve request for modification of SALDO Section 603.1.A - Access Drive General Standards-Collector Street Specifications. Second by Kolby Bills. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve request for modification of SALDO Section 603.1.D - Access Drive General Standards-Horizontal and Vertical Standards. Second by Kolby Bills. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve request for modification of SALDO Section 603.1.G-Access Drive General Standards-Landscaping Setback. Second by Kolby Bills. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve request for modification of SWMO Section 404.1.B – Profile Scale. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve request for modification of Storm Water Management Ordinance Section 506.1.B.3 – Maximum Loading Ratios. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve request for modification of Storm Water Management Ordinance Section 507.9 – Geotextile Placement. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to approve request for conditional plan approval. Second by Kolby Bills. All ayes. **Motion Approved.**
 - Public Comment. Larry Bills asked if there were any requirements for inspection of the existing wells to determine the feasibility of their use. He was advised a water feasibility study is required to determine available water for use, but the actual condition of the well (casing, etc.) is regulated by the PA DEP, not the township.

TOWNSHIP REPORTS

PUBLIC WORKS:

- Updates/Report presented by Township Manager, Karen Farra.

ZONING HEARING BOARD:

- Updates/Report by Zoning Officer, Walter Hockensmith.
- 291 S. Vintage Rd.: Mr. Hockensmith advised this request is for 291 S. Vintage Rd., not 291 S. Belmont Rd. (correction noted herein). Thereafter, Kolby Bills **motioned** to ratify the February 18, 2026 Notice of Violation for no permit for retaining wall. Second by Jason Myer. All Ayes. **Motion Approved.**
- 3146 Lincoln Hwy E.: Kolby Bills **motioned** to ratify the March 12, 2026 Notice of Violation for accumulation of garbage. Second by Jason Myer. All Ayes. **Motion Approved.**

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann.

- Jason Myer **motioned** to approve the Capital Coating proposal in the amount of \$83,262 for sandblasting and painting pavilions 2 and 3. Second by Dylan Coleman. All Ayes. **Motion Approved.**

SEWER AUTHORITY & SEO:

- Updates/Report presented by Township Manager, Karen Farra.

EMERGENCY SERVICES

- February 2026 Emergency Services Reports.

OLD/NEW BUSINESS:

- Bob Devonshire **motioned** to adopt Resolution No. 2026-06, A Resolution Designating Officials to Sign Agreement to Authorize Electronic Access to PENNDOT Systems. Second by Dylan Coleman. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve providing portable toilets for the annual Youth Fish Day event scheduled for May 16, 2026. The total cost is for seven units is \$862. Second by Bob Devonshire. All Ayes. **Motion Approved.**

ANNOUNCEMENTS:

- Mr. Coleman announced the Board of Supervisors would be meeting in Executive Session immediately following this meeting to discuss personnel issues and to receive a legal update on various matters.

ADJOURN:

- At 8:25p.m., Jason Myer **motioned** to adjourn meeting. Second by Bob Devonshire. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary