

MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Craig Keenan and Samuel Beiler, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Sewer Authority Chairman Bryan Stoltzfus, David Zerbe, Roger A. Fry, P.E., Mike Thorley, P.E., Michael Ivers, Christy Fieldsa, Marcella Peyre-Ferry (LNP), Jim Knosp, Joshua Knosp, Nick Lopez, Christ A. Stoltzfus, Bob Devonshire, Adryan Yothers, Levi Beiler, Ivan King, David King, Clint Younce, Sam Petersheim, Elmer Lantz, Steve Shearer, and several other members of the public who did not sign in.

CALL TO ORDER/FLAG CERMONY AT 7:00PM

MINUTES

- Allen Fisher **motioned** to approve the Board of Supervisors Workshop Meeting Minutes for April 11, 2023. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the Board of Supervisors Meeting Minutes for April 18, 2023. Second by Samuel Beiler. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Samuel Beiler **motioned** to approve the April 2023 Treasurer's Report. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the May 2023 Disbursement List of Bills to be paid. Second by Samuel Beiler. All Ayes. **Motion Approved.**

ANNOUNCEMENTS: Chairman Bills announced Supervisor Rice would not be present due to medical reason and that all are wishing him well.

PERSONS TO BE HEARD:

SUBDIVISION/LAND DEVELOPMENT - BRIEFING ITEMS

- Matthew J. Mack, P.E., Mack Engineering – R.S.J.S. Real Estate, LP – 3402 Lincoln Hwy E – Minor Land Development Plan. Mr. Mack could not attend meeting, but provided memorandum briefing of project for the Supervisors review.
- John K. Roche, P.E., Vision Engineering, Inc. – Esbenshade Turkey Farm – 109 Esbenshade Road - Proposed Building and Driveway Plan. Mr. Roche could not attend meeting. David Zerbe, property owner, presented project briefing/update.
- Roger A. Fry, PLS, Fry Surveying, Inc. – Melvin R. & Esther K. Lapp – 15 Fawn Drive – Preliminary/Final Subdivision Plan. Mr. Fry presented project briefing, including a summary of

waiver/modification requests. He inquired if the Supervisors anticipated there would be any objection to the waiver/modification requests as presented. The Supervisors indicated they do not foresee any issues at this time.

SUBDIVISION/LAND DEVELOPMENT - ACTION ITEMS

- Mike Thorley, PE, Chrisland Engineering – Vintage Acquisitions, LLC/Mid-Atlantic Timber – Vintage Business Park Lot 7 – Subdivision and Land Development Plan. Mr. Thorley presented project plans and modification request to Supervisors for approval. He advised they are still awaiting DEP’s review comments. Mr. Thompson advised he had reached out to DEP and was told they intend to issue a letter by Friday, May 19, 2023.
 - Allen Fisher **motioned** for approval of request for modification of Section 605.J requiring all parking compounds for trucks be paved to allow parking area to remain as graveled area. Second by Samuel Beiler. All Ayes. **Motion Approved**
 - Samuel Beiler **motioned** for conditional approval of plans. Second by Allen Fisher. All Ayes. **Motion Approved.**

- Mike Thorley, PE, Chrisland Engineering – M. Land Develop – Vintage Business Park Lot 18 – Subdivision and Land Development Plan. Mr. Thorley presented project plans and modification requests for approval. As noted above, he advised these plans were also awaiting DEP’s review comments.
 - Allen Fisher **motioned** for approval of request for modification of Section 602.10.F.3 – Minimum Radius of Cartway Edge at Intersections and request for modification of Section 603.1.F & 603.1.G – Minimum Distance to Property Lines. Second by Samuel Beiler. All Ayes. **Motion Approved.**
 - Samuel Beiler **motioned** for conditional approval of plans. Second by Allen Fisher. All Ayes. **Motion Approved.**

Prior to approvals of the above projects being granted, Chairman Bills called for public comment. Bob Devonshire asked if consideration was given to access by straight fire trucks. Mr. Thorley said yes, and Mr. Thompson advised the plans were reviewed and approved by emergency services providers.

- Michael Ivers of Commonwealth Emergency Crisis Response (CECR) appeared to present information regarding 2023 Annual Fund Drive and contribution request. He advised that due to a change in circumstances, CECR was no longer requesting a contribution, but rather asking for assignment of first due territory along a section of Amtrak’s railway. Mr. Ivers provided a proposed map of the requested first due territory to the Supervisors. He advised this was a relatively new development that came about as a result of a request from Amtrak to CECR to provide service after their having provided training to Amtrak employees. Chairman Bills asked if CECR had coordinated with other affected municipalities. Mr. Ivers said CECR has not yet done so as this all just came about last week. Chairman Bills asked if they had an agreement with Strasburg Township yet. He said no, only with the railroad – he was presenting this to Paradise Township now, and then to Strasburg Township next week. Vice-Chairman Fisher

asked where they are based out of and how they are funded. Mr. Ivers said they are in Gap, would have approximately at 12 minute response time, and are primarily funded by donations.

Chairman Bills called for public comment on this matter. None having been proffered, he stated that no action would be taken on this request until the proposal has been presented to all stakeholders involved and the Supervisors have spoken with them as well. Once that has been done, then Mr. Ivers can come back to present his request to the Supervisors for consideration.

PUBLIC COMMENT:

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

CORRESPONDENCE:

- Lancaster Chamber annual letter to members.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Township Manager, David Thompson, presented his monthly report and updates.
- Chairman Bills called for public comment. No comments were proffered.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus. Mr. Stoltzfus advised which area of the Township road work would be focused on this season.
- Chairman Bills called for public comment.
 - Clint Younce advised that several street signs along Hershey Road have been spray painted over. Chairman Bills advised of a sign on Vintage Road that has also been spray painted. Mr. Stoltzfus advised they are aware of several signs that have been spray painted and have ordered new signs to install that will be picked-up next week. When he was asked if signs could be cleaned off/pressure washed, Mr. Stoltzfus said they cannot be as it removes the reflective coating on the signs.

EMERGENCY SERVICES

- Mr. Thompson presented the March 2023 Emergency Services Call Report. Steve Shearer asked why the Township started providing this report. Chairman Bills said it is something Mr. Thompson started doing when he came on board. Mr. Thompson said it was something that was done at his previous place of employment and he thought it was a good idea to provide a report here as well to keep people informed.

- Bob Devonshire provide an update on the status of the emergency services merger. He indicated the website for the Pequea Valley Fire Department has been approved and is either live, or will going live shortly. Mr. Devonshire announced the next merger committee meeting will be held on June 14, 2023 at 7:00p.m. Mr. Shearer asked if these meetings were open to the public. Mr. Devonshire advised they are not at this time.

PLANNING COMMISSION:

- Updates by Vice-Chairman, Allen Fisher.
- Chairman Bills called for public comment. No comments were proffered.

ZONING HEARING BOARD:

- Report by Zoning Officer, Walter Hockensmith.
- Samuel E. Esh - 715 Georgetown Rd: Mr. Hockensmith presented request to ratify Notice of Violation, Cease and Desist Order – Operating a Rural Occupation without applying for Special Exception, and no building permit obtained for structures. He explained incidents that lead up to the issuance of the Notice. Chairman Bills asked if Mr. Esh had been guided towards what is needed in order to be in compliance. Mr. Hockensmith advised he attempted to speak with Mr. Esh at his property when he was called out to investigate a burning complaint, but Mr. Esh was not open to speaking and plead the fifth when he asked him about what was being stored in some tanks on the property. Otherwise, the only other information provided to Mr. Esh was in the Notice of Violation that was sent via regular first class mail and certified mail. He advised the certified mailing was returned marked has refused by Mr. Esh, but the regular first class mailing had not been returned, so he would assume it was delivered. Mr. Beiler expressed his concern with pursuing any further action until assurances can be provided that all was explained clearly to Mr. Esh and he was given ample opportunity to remedy the situation. Mr. Mincarelli, Township Solicitor, advised that it is presumed Mr. Esh received the notice sent by regular mail if it has not been returned, which would allow the Township to proceed with further legal action. However, Mr. Mincarelli suggested the Township reach out to Mr. Esh, going to his home if necessary, to make sure he understands the notice provided and the Township’s expectations before proceeding with enforcement actions.
- Mr. Thompson presented a spreadsheet listing surrounding municipalities’ short-term rental regulations and cited those regulations he thought would be most relevant and ideal for Paradise Township to consider adopting. Mr. Hockensmith stated he has been working on finding the location and number of short-term rentals in the area and has identified 25 so far. Public comment and discussion was had as follows:
 - Steve Shearer said he is more in favor of short-term rentals then regular rental units as he feels there are more problems stemming from residential rentals then short-term rentals.
 - Dave Zerbe asked how the Township handles regular rentals for single family homes with out-of-state owners and if an inspection protocol is established, would it apply to hotels, bed-and-breakfasts, etc. Would the Township allow for owners to contract with a local property manager?

- Bob Devonshire stated he has a friend that owns a short-term rental (ABNB). He said ABNB has a pretty good system in place that regulates short-term rentals through their program in that the homeowners and their renters get rated and if they get bad ratings, the owner is removed from the system and renters can be banned from renting.
- Nick Lopez asked how many complaints the Township receives about short-term rentals. Mr. Hockensmith said not too many, but he has noted more and more people are changing back to regular rentals from short-term rentals because of people damaging their homes and property. Mr. Thompson said most of the comments he has received about short-term rentals is that they are creating a housing shortage for single families. Mr. Lopez presented his recollection of a regular rental property that was often un-kept or occupied by less than ideal renters. When complaints were made about these issues, the Zoning Hearing Board said they cannot regulate who lives in rentals. Eventually, the property was converted to an ABNB and is now better cared for and there is less riff raff. Mr. Lopez said that when he was serving as the Township Zoning Officer, he was told the Township did not need to approve short-term rentals, he just needed to make sure the owners notified the state and provided proof of that notification to him.

The Supervisors as a whole expressed concerns regarding absentee ownership, single family housing shortages and the need for a way to monitor where and how many short-term rental units are in the Township. Mr. Petersheim asked how regulating short-term rentals will help with housing shortages, to which the Supervisors responded it will not. Discussion was had about how having short-term rentals can benefit local business and increase revenues in the community. Chairman Bills expressed the need to have something in place to be able to answer peoples' questions and help them when there is an issue. Mr. Mincarelli, Township Solicitor, advised an ordinance would need to be created and adopted for any regulations the Township may wish to adopt. It was resolved the Township would work with Mr. Mincarelli to develop a proposed ordinance.

PARK & RECREATION COMMISSION:

- Township Manager, David Thompson, provided updates on park happenings.
- Mr. Thompson presented request for approval to purchase pressure washer for park use. Blaine Stoltzfus provided information and specifications for the three units proposed in the quote from Beco, and relayed the preference is to purchase the \$2,863 unit because of the added features that would provide long-term benefits. He explained the cost associated with renting a pressure washer each year and how those cost savings would offset the cost to purchase a pressure washer. Mr. Stoltzfus also advised that if they purchase the pressure washer next week during a Beco open house event, they would save an additional \$200 in cost. Bryan Stoltzfus explained how and where the unit would be used, pointing out that it would have multiple uses and benefits, including the ability to delegate manpower and hours over a longer period of time since they would not be limited to a specific period of time to complete work as happens when using a rental unit. Allen Fisher **motioned** to approve purchase of the \$2,863 pressure washer. Second by Samuel Beiler. All Ayes. **Motion Approved.**

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

SEWER AUTHORITY & SEO:

- Updates by Sewer Authority Chairman, Bryan Stoltzfus. Vice-Chairman Fisher asked when they anticipate the plant upgrade work to begin. Mr. Stoltzfus said they do not have a date specific yet, but he is anticipating work to start in June. Chairman Bills asked if there are mechanisms in place to ensure affected person are kept up-to-date. Mr. Stoltzfus said yes.
- April 3, 2023 Minutes of Paradise Township Sewer Authority.
- Chairman Bills called for public comment. No comments were proffered.

OLD/NEW BUSINESS:

- Mr. Thompson advised the public that Amtrak will be working on the railroad overpass on Belmont Road Monday-Friday, 8:00am to 3:00pm. He said Fire Chief Neal Hershey advised the project is expected to take up to two months to complete.
- Chairman Bills presented the Intergovernmental Insurance Cooperative (IIC) Settlement Agreement and General Release for consideration of approval. He explained the terms and purpose of the Agreement, which itemized the costs associated with terminating the Township's health insurance benefits through the IIC. Mr. Bills relayed the Township's ability to provide comparable health insurance coverage and add both vision and dental insurance benefits for employees as a result of the huge premium savings of approximately \$200,000. Last, Mr. Bills thanked Mr. Thompson, Ms. Farra and Mr. Mincarelli for their work on this matter.
- Chairman Bills called for public comment. With no comments being proffered, Samuel Beiler **motioned** to approve the Settlement Agreement. Second by Craig Keenan. All Ayes. **Motion Approved.**

ANNOUNCEMENTS: Chairman Bills announced the Supervisors would be meeting in Executive Session following this meeting to discuss legal matters.

ADJOURN:

- At approximately 8:15p.m., Samuel Belier **motioned** to adjourn meeting. Second by Craig Keenan. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary/Treasurer