

MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer, Supervisors: Kolby Bills, Adam Bills and Bob Devonshire, Manager/Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Public Works Director Adryan Yothers, Roadmaster Blaine Stoltzfus, Sewer Authority Vice-Chairman Bryan Stoltzfus, Sewer Authority Member Jonathan B. Stoltzfus, Charles Barto (LNP), Ray Rice, Robert Bell, Joshua Knosp, Paula Knosp, Ivan King, Kenneth F. DiGiulio, Ken Esh, and Sylvia King.

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

MINUTES

- Bob Devonshire **motioned** to approve the April 14, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to approve the April 21, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Jason Myer **motioned** to approve the April 2026 Treasurer's Report. Second by Adam Bills. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve the May 2026 Disbursement List of Bills to be Paid. Second by Bob Devonshire. All Ayes. **Motion Approved.**

PUBLIC COMMENT (non-agenda Items only/residents or Paradise Township tax-payers only): None

PERSONS TO BE HEARD: None.

CORRESPONDENCE:

- PA Liquor Control Board April 17, 2026 letter regarding application filed for a new license or transfer of existing license submitted by El Centenario Mex, LLC, 3375 Lincoln Hwy E.
- County of Lancaster April 2026 Letter regarding Lancaster County MPO holding an open comment period regarding Transportation Improvement Program's list of roadway projects.
- Lebanon County Conservation District email regarding beginning of 2026 Mosquito-borne Disease Control Program surveillance.
- PennDOT Public Notice of Future Construction Projects.

PLANNING COMMISSION:

- Planning Commission updates by Township Manager Karen Farra.

SUBDIVISION/LAND DEVELOPMENT/SWM – BRIEFING ITEMS

- Ryan Whitmore, Landcore Engineering Consultants – Bird-in-Hand Window & Door – 3246 Lincoln Hwy E.: Presentation of Proposed Industrial Redevelopment Sketch Plan for discussion. **No one appeared to present this sketch plan. Matter tabled until such time as the applicant schedules to present the plan.**

TOWNSHIP REPORTS

PUBLIC WORKS:

- Updates/Report by Public Works Director, Adryan Yothers.
- Discuss need and purpose for signs to be placed at the emergency access located in the Village in Paradise development. Update was provided advising the property owner adjacent to the emergency access has not responded to the Zoning Officers written notice to remove the barriers they placed in the access. Mr. Yothers will check to see if the barriers are still there. After discussion was had, it was resolved to approve the expense estimate in the full amount of \$831.84 for the signs, with the understanding the section of the sign stating “All Vehicles Enter Via Black Horse Rd” would not be installed unless it is determined there is a repetitive issue with traffic utilizing the emergency access as a pass-through road. Kolby Bills **motioned** to approve purchase and installation of the signs as noted. Second by Jason Myer. All Ayes. **Motion Approved.**

ZONING HEARING BOARD:

- Updates/Report by Zoning Officer, Walter Hockensmith.
- Dean L. Groff – 3599 Lincoln Hwy E.: Adam Bills **motioned** to ratify the Notice of Violation for not obtaining a permit for construction. Second by Bob Devonshire. All Ayes. **Motion Approved.** Mr. Hockensmith advised the house is scheduled for demolition on May 20, 2026 at 2p.m. and that Mr. Groff had allowed the residents to enter the property one at a time to retrieve some of their belongs despite the building not having been cleared for entry.

PARK & RECREATION COMMISSION:

- Mr. Hartmann was not present/available to provide Park & Recreation Commission updates. Township Manager Karen Farra provided update regarding the LSA Grant work relating to the installation of new ballfield lights.

SEWER AUTHORITY & SEO:

- Updates/Report by Sewer Authority Vice-Chairman, Bryan Stoltzfus.

EMERGENCY SERVICES

- April 2026 Emergency Services Reports.

OLD/NEW BUSINESS:

- Adam Bills **motioned** to approve Fry's Carpet Cleaning estimate of \$820 to clean office building carpets and tile/grout in foyers. Second by Jason Myer. All Ayes. **Motion Approved.**
- Mr. Coleman present PFM Fee Proposal to perform a financial health/rate analysis of the Sewer Authority at a cost of \$11,500 to \$15,000. Public comment and discussion were had regarding the status of the sale of the sewer system to York Water, the purpose/goal of the financial analysis, potential impacts on user rates regardless of whether or not the sewer system is sold as well as during the interim period between now and the sale of the system should that ultimately be determine to be the best option.

Following public comment and discussion, Jason Myer **motioned** to approve the PFM Fee Proposal at the cost of \$15,000. Second by Bob Devonshire. All Ayes. **Motion Approved.**

ANNOUNCEMENTS:

- Mr. Coleman shared that he attended the PSATS Conference the week of April 19th and that the hot topic was data centers.

ADJOURN:

- At 7:55p.m., Adam Bills **motioned** to adjourn meeting. Second by Jason Myer. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary