PARADISE TOWNSHIP, LANCASTER COUNTY, PA September 15, 2026
BOARD OF SUPERVISORS 7:00 p.m.

MINUTES

Those in Attendance: Chairman Dylan Coleman, Supervisors: Kolby Bills, Adam Bills and Bob Devonshire, Township Manager/Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockenshmith, Public Works Director Adryan Yothers, Ray Rice, Charles Barto (LNP), Joshua Knosp, Jonas Fisher, Bob Bell, Nancy Harris, David Wayne Smucker, Barry Durmaz, Christiana Durmaz, Victoria Durmaz, Liberty Durmaz, Josiah Durmaz, Kyoko Durmaz, Joy Durmaz, David Johnson, Steve Shearer, Levi Fisher and Sam Petersheim.

Absent: Vice Chairman Jason Myer.

CALL TO ORDER/FLAG CERMONY AT 7:04 P.M.

MINUTES

- Bob Devonshire **motioned** to approve the August 11, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved**.
- Bob Devonshire **motioned** to approve the August 18, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved**.

TREASURERS REPORT/BILLS

- Adam Bills **motioned** to approve the August 2026 Treasurer's Report. Second by Bob Devonshire. All Ayes. **Motion Approved**.
- Dylan Coleman **motioned** to approve the September 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)**:**

- Mr. Barry Durmaz provided public comment regard any future development of 28 S. Kinzer Road for the purpose of construction of a new facility for the Pennsylvania State Police and the authority of the State Police.
- Mr. Steve Shearer provided public comment regarding public water expressing he feels if the Township considers putting in a public water system than it should go on a ballot for the constituents to vote on.

PERSONS TO BE HEARD: None.

CORRESPONDENCE:

- Brookfield Renewable U.S. August 14, 2026 letter regarding the Holtwood Hydroelectrical Project Integrated Licensing Process Study Progress Report.
- Intercourse Library donation thank you letter.

- Notice of Act 205 2026 Distress Determination Score.

PLANNING COMMISSION:

- Updates by Township Manager Karen Farra.

SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Cherry Crest Farms – Tiny Town Expansion -- Major SWM Plan: Mr. Coleman recused himself from presenting and taking action on this request. Mr. Bills presented request to approve a reduction of the financial security from $36,618.60 to $3,661.86. Bob Devonshire **motioned** to approve the requested reduction. Second by Kolby Bills. All Ayes. **Motion Approved**.
- Elmer S. King -- 3231 Lincoln Hwy E. – LD Plan: Adam Bills **motioned** to approve reduction of the financial security from $54,761.85 to $9,038.84. Second by Bob Devonshire. All Ayes. **Motion Approved**.
- Nancy Harris, Weaver Environmental Partners – David Smucker Site Improvements Major Stormwater Management Plan – 61 Harristown Road: Ms. Weaver presented the plans and modifications for approval. She requested to add for approval a modification of SWMO Section 507.9 to place non-woven geotextile on the top and sides only, not the bottom, of the infiltration facilities. The following action was taken:
    - Adam Bills **motioned** to add request for modification of SWMO Section 507.9, non-woven geotextile placement, to the Agenda. Second by Kolby Bills. All Ayes. **Motion** Approved.
    - Adam Bills **motioned** to approve request for modification of SWMO Section 507.9 to allow for placement of non-woven geotextile on the sides and top only, not the bottom, of the infiltration facilities. Second by Bob Devonshire. **Motion** Approved.
    - Adam Bills **motioned** to approve request for modification of SWMO Section 504.4(a)(4): Minimum Pipe Size. Second by Bob Devonshire. All Ayes. **Motion Approved**.
    - Adam Bills **motioned** to approve request for modification of SWMO Section 402.2(g): Existing Boundary Markers. 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**.

TOWNSHIP REPORTS

PUBLIC WORKS:

- Updates/Report by Public Works Director, Adryan Yothers.
- Adam Bills **motioned** to appoint Adryan Yothers as Interim Roadmaster. Second by Kolby Bills. All Ayes. **Motion Approved**.

ZONING HEARING BOARD:

- Updates/Reports by Zoning Officer, Walter Hockensmith. .
- Ephraim B. King – 104 Paradise Lane: Bob Devonshire **motioned** to ratify the August 18, 2026 Notice of Violation of Zoning Ordinance Section 1902.1-1902.8 for not obtaining a permit for signs. Second by Kolby Bills. All Ayes. **Motion Approved**.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann. Mr. Hartmann was not present to provide updates.
- Discussion was had regarding the Park Electrical Work Bid. It was determined that as only one bid was received, this work would be re-bid as two separate contracts – one for the EV charging stations and one for the ballfield lights. Kolby Bills **motioned** to deny bid award and approve re-bidding project as two separate contracts. Second by Dylan Coleman. All Ayes. **Motion Approved.**

  Public Comment: Steve Shearer questioned the viability of installing EV chargers.

SEWER AUTHORITY & SEO:

- Updates/Report by Sewer Authority Member/Chairman. As no one was present from the Sewer Authority, Mr. Coleman provided updates to include action taken by the Sewer Authority at their September 14, 2026 meeting to approve a purchase agreement with York Water for sale of the sewer system assets and increasing the quarterly sewer rates to $275 per quarter.

EMERGENCY SERVICES

- Updates by Emergency Services Committee Member/Chairman.
- August 2026 Emergency Services Reports.

OLD/NEW BUSINESS:

- Reviewed and discussed the Pension Trust Minimum Municipal Obligation for 2027.
- Reviewed and discussed the Lancaster County Planning Department's August 26, 2026 letter regarding Act 167 Plan (Phase 2) - Local Match for Grant Funding. Thereafter, Kolby Bills **motioned** to approve request for letter of commitment to provide $500 towards the local match portion if grant is awarded. Second by Dylan Coleman. All Ayes. **Motion Approved**.
- Reviewed and discussed the proposed short-term rental ordinance. The following public comment was received:

  - Mr. Barry Durmaz asked what precipitated the need for this ordinance and if it applies to room rentals. Mr. Coleman explained the main concerns that lead to developing this ordinance are safety – knowing basic safety measures and precautions are being utilized, and

to address housing shortage issues. He further explained that this ordinance does not affect room rentals as those are addressed elsewhere in the ordinance as tourist homes and bed & breakfasts. Mr. Bills explained that the ordinance limits short-term rentals in certain zoning districts by requiring approval of a special exception, which gives the Zoning Hearing Board the ability to deny establishing a short-term rental and the pubic the chance to voice their concerns.

- Mr. Bob Bell asked if the ordinance will limit the number of short-term rentals in the Township, or will it just work to bring those that are in operation into compliance. Mr. Kolby Bills advised the ordinance will not limit the number and that, yes, it will serve to regulate existing, and new, short-term rentals. Mr. Adam Bills said the ordinance will also require property owners to provided contact information which will allow the Township to address complaints more efficiently.
- Steve Shearer commented that he loves short-term rentals. He has had no hassles with the one beside him – it has been great.

After public comment was had, Kolby Bills **motioned** to approve advertising the short-term rental ordinance. Second by Bob Devonshire. All Ayes. **Motion Approved**.

- Bob Devonshire **motioned** to approve The Factory Ministries' request for letter of support to for CDBG grant to install exterior ADA sidewalks. Second by Kolby Bills. All Ayes. **Motion Approved**.

ANNOUNCEMENTS:

- Ms. Farra announced that Penn Medicine will be hosting a Lead-Free Kids event on October 25, 2026. Event flyers can be found in the front and rear office foyers for more details.

- Mr. Coleman announced that the Board of Supervisors will be meeting in an Executive Session following this meeting to discuss a personnel matter.

ADJOURN:

- At 8:07 p.m., Adam Bills **motioned** to adjourn meeting. Second by Dylan Coleman. All Ayes. **Motion Approved**.

Respectfully Submitted By:

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Karen Farra, Secretary