

WORKSHOP MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Samuel Beiler, Ray Rice and Craig Keenan (by telephone), Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Reilly Noetzel, Esq., Tom Matteson, Anthony Hostetter, Samuel Stoltzfus, Jim Knosp and Joey Narewski.

CALL TO ORDER AT 10:00 A.M.

MINUTES

- Minutes to be reviewed at July 18, 2023 Board of Supervisors Meeting.

TREASURERS REPORT/BILLS

- June 2023 Treasurer's Report to be reviewed at July 18, 2023 Board of Supervisors Meeting.

PERSONS TO BE HEARD:

- Reilly S. Noetzel, Esq., Barley Snyder: To discuss status of the Samuel S. & Susie E. Stoltzfus (Belmont Fabric) – 16 S. Belmont Rd – Land Development Plan. Attorney Noetzel explained that the parties involved in this project have reached out to neighboring property owners consistent with the Board of Supervisors' and the Township Solicitor's requirement the Stoltzfus' obtain written consent from them to proceed with development of their property utilizing at 10' property line setback (as required under the current Zoning Ordinance) rather than a 20' setback as established by the governing Final Subdivision and Land Development plan. Unfortunately, there is one neighboring property owner who will not sign an agreement. Attorney Noetzel explained this property owner did not voice an objection to the proposal, just stated he saw no point in signing an agreement if, in fact, the current Zoning Ordinance allows for a 10' setback. After discussion was had and the Supervisors expressed no objection to development proceeding utilizing a 10' setback consistent with the current Zoning Ordinance requirements, it was resolved that Attorney Noetzel would reach out to the Township Solicitor to determine what steps would need to be taken in order to move forward with the planning for this project.

PUBLIC COMMENT: No public comment was proffered.

CORRESPONDENCE:

- Lancaster County Conservation District June 7, 2023 Memo with Summary of Activities for the Chapter 102 and NPDES Programs for Paradise Township.
- MRM Property & Liability Trust 2023 Dividend Distribution Calculation.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

ROADMASTER:

- Allen Fisher **motioned** to approve advertising of the 2023 road work and material bids. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Samuel Beiler **motioned** to adopt Resolution 2023-8 - Escalator Clause for Bids. Second by Allen Fisher. All Ayes. **Motion Approved.**

EMERGENCY SERVICES

- Allen Fisher **motioned** to approve the Borough of Quarryville's request for Kinzer Fire Company Fire Police assistance on Wednesday, September 20, 2023 from 5pm to 10pm (rain date September 21, 2023) for Solanco Fair Parade traffic control. Second by Samuel Beiler. All Ayes. **Motion Approved.**

PLANNING COMMISSION:

- Updates by Township Manager David Thompson advising of projects scheduled for action by the Planning Commission at their July 11, 2023 meeting.

ZONING HEARING BOARD:

- Discussion was had regarding the existing Zoning Ordinance requirement for permanent concrete foundations for mobile homes not situated in mobile home parks, and how this requirement affects mobile homes used as granny flats, which are meant to be temporary structures. Included in the discussion was the intent of the current ordinance requirement (rodent control), tracking of mobile homes approved to be installed temporarily only for use as a granny flat and the monetary hardship created by the requirement for a concrete/permanent foundation for a temporary structure. It was resolved the Township Manager, Mr. Thompson, and the Zoning Officer, Mr. Hockensmith, would work with the Township Solicitor to amend the current Zoning Ordinance requirements for permanent concrete foundations for mobile homes generally, and in relation to granny flats.
- Mr. Thompson presented a proposed Ordinance amending the Zoning Ordinance to provide for Short Term Rentals as special exception uses. He provided his comments as given to the Township Solicitor and advised he has not received a response to his comments. Discussion was had regarding having property owners enter into an agreement similar to that for granny flats, inspection requirements, how to implement and enforce any new requirements for existing short term rentals, procedures for maintaining an inventory of short term rentals and required registration/inspection fees.

Public Comment:

Mr. Joey Narewski asked if the Township would limit the number of short term rentals permitted. He is concerned that soon the only rental properties available will be short term rentals. The Supervisors responded that there would be no limit on the number of short term rentals. Vice-Chairman Fisher said he thinks we will see the number of people wanting to manage short term rentals start to taper off in the near future. Supervisor Beiler stated he also is concerned about the number of short term rentals, but he feels establishing requirements for them will help the Township to identify the number of rentals and how they are affecting inventory. Mr. Thompson said he is concerned about the number of rentals as well and the potential lack of investment in our community by absentee owners; however he feels establishing regulations and requirements for these types of rentals may result in people not being as likely to have one. The Township is hopeful that over time, a full inventory of short term rentals will be obtained.

It was resolved Mr. Thompson would continue to work with the Township Solicitor to finalize the proposed short term rental ordinance for consideration by the Board of Supervisors for adoption.

PARK & RECREATION COMMISSION:

- Discussed status of planning for August 4, 2023 Community Day Event.
- Supervisor Rice providing briefing of meeting with members of the Wounded Warriors non-profit organization regarding fundraising softball event in 2024.

SEWER AUTHORITY & SEO:

- Mr. Thompson provided briefing on status of sewer plan improvement project.
- 3403 Lincoln Highway E.: During the course of the meeting, the tenant of this property came in regarding ongoing issue with sewer runoff from neighboring property. Mr. Thompson and Mr. Hockensmith briefed Supervisors on situation. Mr. Thompson advised the tenant that the Township is pursuing advices from its Solicitor on how to proceed since it has been denied access to the neighboring property by the property owner. Mr. Thompson and Mr. Hockensmith explained that the Township records show the property is connected to public sewer, but there is no record of what sewer facilities were existing on the property prior to connection to public sewer, nor if the septic tank was abandoned and the garage bathroom disconnected. The Township has only been provided access to the property on one occasion by the property owner, but there was no evidence of any issue at that time, and the Township was not provided access to the garage to confirm whether or not the bathroom facilities in it were disconnected/not in use. It is possible the septic tank is still there, has not been filled/abandoned, and that runoff from the tank occurs after multiple rains fill the tank and create an overflow issue. It is also possible a sewer line may be clogged or broken causing the issue. The runoff issue has been intermittent, making timing an investigation of the

matter difficult. Regardless, the Township is unable to investigate the issue fully without permission to enter the property. The property tenant explained her fear of repercussions by the neighbor if they pursue any legal or other action directly, and expressed her frustration with what to do as the problem continues.

OLD/NEW BUSINESS:

- Ms. Farra present Cyber Liability Insurance Proposal for consideration and approval. After discussion was had, Samuel Beiler **motioned** to approve obtaining Cyber Liability Insurance coverage. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Elmer Jr. & Sylvia S. Lantz – 1639 Mine Rd – Agricultural Security Area (ASA) Petition: The Lancaster Farmland Trust June 19, 2023 letter regarding Mr. & Mrs. Lantz’s ASA Petition was reviewed, discussed and presented to the public. No other action was taken as the Township does not have an ASA program in place.
- Ms. Farra presented proposal from W. L. Zimmerman to participate in heating oil Price Cap Program. After discussion was had, it was resolved the Township would not participate in the program as it was not cost-effective.

ADJOURN:

- At 11:28am, Allen Fisher **motioned** to adjourn meeting. Second by Samuel Beiler. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary/Treasurer