

## MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice Chairman Jason Myer, Supervisors Adam Bills and Bob Devonshire, Township Manager/Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Public Works Director Adryan Yothers, Roadmaster Blaine Stoltzfus, Sewer Authority Chairman Bryan Stoltzfus, Planning Commission Chairman Dale Hershey, Township Engineer Bob Lynn (Hanover Engineering), Planning Coordinator Lillian Torres, Park Foundation Chairman Michael Hartmann, Wanda Ranck, Ron Rosciolo, Ruth Rosciolo, Bob Bell, Dave Johnson, Trish Vandenbosen, Elmer Lantz, Jacob King, Mary Alice High, Michele Lichty, Adam Nagle, Marcella Peyre-Ferry (LNP), Joshua Knosp, Jonas Fisher, Sam Petersheim, and Clint Yonce. Absent: Supervisor Keith Landis.

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

### MINUTES

- Bob Devonshire **motioned** to approve the July 8, 2025 Board of Supervisors Meeting Minutes. Second by Adam Bills. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to approve the July 15, 2025 Board of Supervisors Meeting Minutes. Second by Adam Bills. All Ayes. **Motion Approved.**

### TREASURERS REPORT/BILLS

- Adam Bills **motioned** to approve the July 2025 Treasurer's Report. Second by Jason Myer. All Ayes. **Motion Approved.**
- Adam Bills **motioned** to approve the August 2025 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):

- Joshua Muffley provided an update regarding the Pequea Valley Youth Aid Panel.
- Wanda Ranck commented regarding the Township's annual Community Day Event and asked what the plan is for the new fire house (Paradise Leaman Place Fire Company). Jonas Fisher, Deputy Chief Paradise Leaman Place Fire Company, responded it is still a work in process with the goal of starting construction in 2027.

### PERSONS TO BE HEARD:

- Michelle Lichty provided an update regarding the Intercourse Library operations and upcoming events.

### CORRESPONDENCE:

- July 29, 2025 Intercourse Library letter thanking the Township for its annual donation.
- August 1, 2025 thank you card from Ron & Ruth Rosciolo.

- Lancaster County MPO and Lancaster County Planning Traffic Safety Action Plan flyer.

### **PLANNING COMMISSION:**

- Updates by Planning Commission Chairman Dale Hershey.

### **SUBDIVISION/LAND DEVELOPMENT – BRIEFING ITEMS**

- Matthew J. Mack, Mack Engineering – Vintage Acquisitions – Vintage Business Park – Lot 6 – Final LD Plan. No one appeared to provide a plan briefing.
- Roger Fry, Fry Surveying, Inc. – Benjamin Lee Fisher – 4077 White Oak Road – Final Lot Add-On Plan. No one appeared to provide a plan briefing.

### **SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS**

- Ronald F. Phillips – 249 S. Kinzer Rd – Lot Add-on Plan: Bob Devonshire **motioned** to approve request for a time extension of the review period to October 27, 2025. Second by Jason Myer. All Ayes. **Motion Approved.**
- MK Legacy, LLC – 15 S. Kinzer Rd – Final LD Plan: Discussion was had with Mr. Jake King regarding request for reduction of financial security. The Township Engineer (Rettew) had recommended a reduction from \$780,158 to \$410,809.42 due to sinkholes that had presented at the time of their site inspection and the need for post-construction infiltration testing to be completed. Documentation was provided evidencing the sinkhole issues had been addressed and that infiltration testing had previously been completed, which resolved the majority of the financial security items recommended to be retained. As such, request was made to further reduce the financial security pending the completion of the as-built plan submission. Jason Myer **motioned** to reduce the financial security to \$79,259.70. Second by Bob Devonshire. All Ayes. **Motion Approved.**

### **TOWNSHIP REPORTS**

#### **TOWNSHIP MANAGER**

- Updates/Report by Township Manager, Karen Farra.

#### **PUBLIC WORKS:**

- Updates/Report by Public Works Director Adryan Yothers.
- Equipment Co-op 2025 Quarter 2 Report.
- Discussed request for installation of low clearance signs on Rt. 30 at S. Kinzer Road to warn trucks of the low bridge clearance on S. Kinzer Road. It was resolved pricing would be obtained to install signs at the Rt. 30 and S. Kinzer Road and S. Vintage Road intersections for consideration by the Board before any further action is taken.

### **EMERGENCY SERVICES**

- July 2025 Emergency Services Reports.

### **ZONING HEARING BOARD:**

- July 2025 Report by Zoning Officer, Walter Hockensmith.
- Tanya Martin – 3313 Lincoln Hwy E.: Adam Bills **motioned** to ratify the July 30, 2025 Notice of Violation of the Township Nuisance Ordinance No. 4-1982, Section 2.E., for tall grass. Second by Jason Myer. All Ayes. **Motion Approved.**

### **PARK & RECREATION COMMISSION:**

- Updates by Park Foundation Chairman, Michael Hartmann.
- Jason Myer **motioned** to approve the July 7, 2025 quote in the amount of \$4,756.85 for installation and repair of various park lights. Second by Adam Bills. All Ayes. **Motion Approved.**

### **SEWER AUTHORITY & SEO:**

- Updates/Report by Sewer Authority Chairman, Bryan Stoltzfus.
- SEO Report for the period of April 4, 2025 through June 18, 2025.

### **OLD/NEW BUSINESS:**

- Adam Bills **motioned** to authorize the Township Solicitor to prepare an ordinance setting penalties and fines for parking in handicap parking spaces located upon Township properties. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve the July 11, 2025 proposal from Hanover Engineering for designing, permitting, bidding and construction administration of the proposed park improvements in accordance with the Township's Local Share Account (LSA) grant. Second by Adam Bills. All Ayes. **Motion Approved.**
- Mr. Coleman presented a draft ordinance proposing changes to the Village Mixed Use Zoning District. Thereafter, Planning Commission Chairman Dale Hershey shared that the Planning Commission recommends changing the parking requirements to two (2) space per apartment unit regardless of number of bedrooms rather than the 1.5 spaces for efficiencies and one (1) bedroom apartment units and two (2) spaces for all two bedroom and larger units. It was resolved no changes would be made to the proposed ordinance other than to remove the addition of short-term rentals as an approved use.
- Jason Myer **motioned** to approve submission of the draft Village Mixed Use Ordinance to the Lancaster County Planning Commission for review and comment. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Prior to discussion regarding the draft short-term rental ordinance, Mr. Coleman and Mr. Myer provided written statements recusing themselves from discussions due to a conflict of interest.

Thereafter, Mr. Bills presented the draft short-term rental ordinances for discussion and approval of any proposed revisions. The following public comment was received:

- Adam Nagle expressed concerns regarding housing shortages, low student enrollment, sex trafficking and specialty lodging (i.e., homes classified as RV or holding a VIN).
- Wanda Ranck indicated she is aware of at least two very nice tourist homes that are struggling with finding renters due to the number of short-term rentals in the area.
- Jonas Fisher commented regarding lack of reasonably priced housing for young couples.
- Dale Hershey commented regarding Bed & Breakfasts being the fad in the 1980's and then they faded out. He feels the same thing will eventually happen with short-term rentals.
- Wally Hockensmith commented that older people can't even sell and move to downsize because there is no available affordable housing.
- Mike Hartmann commented that with regard to specialty lodging, the campground requirements can be modified to accommodate this type of housing. He also suggested a townhall be held to allow the public to communicate their thoughts and concerns regarding short-term rentals.
- Bob Devonshire commented he feels it is important to limit short-term rentals, but excluding them completely is not the answer. He would also like to see a requirement for fire alarm systems rather than just smoke/CO2 detectors.
- Bob Bell shared information regarding access and smoke alarm issue experienced by a renter of a short-term rental near him, which lead to a brief discussion regarding safety requirements for short-term rentals.
- Adam Bills expressed that he personally does not support short-term rentals, but understands the Township has a legal obligation to provide for them.
- Bob Lynn, Township Engineer, said the short-term rental issue is a discussion everywhere and advised they are a protected use, so the Township is required to allow them, but can limit the where they can be located.

After discussions were concluded, it was resolved to table all action regarding the draft short-term rental ordinances at this time.

- Consistent with the above, no action was taken to approve submission of the draft short-term rental ordinances to the Lancaster County Planning Commission for review and comment.

**ANNOUNCEMENTS:** None.

**ADJOURN:**

- At 8:49 p.m., Adam Bills **motioned** to adjourn the meeting. Second by Jason Myer. All Ayes. **Motion Approved.**

Respectfully Submitted By:

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Karen E. Farra, Secretary