

MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer, Supervisors: Keith Landis and Bob Devonshire, Township Manager/Secretary/Treasurer Karen Farra, Township Zoning Officer Walter Hockensmith, Township Roadmaster Blaine Stoltzfus, Township Parks Supervisor Adryan Yothers, Park & Recreation Committee Chairman Michael Hartmann, Park & Recreation Committee Members Ray Rice and David Yothers, Township Planning Commission Chairman Dale Hershey, Township Sewer Authority Board Member Jonathan B. Stoltzfus, Township Engineer Jennifer Prunoske, Steve Wagler, Dave Johnson, Roger Fry, Joe Phipps, Connor Becker, Joshua Knosp, Amos A. Stoltzfus, Reilly Noetzel, Bob Bell, Denise Bell, Jake Brubaker, Marcella Peyre-Ferry (LNP), Jonas Fisher, Amos Fisher, David Byler, Clint Yonce, Sam Petersheim, and Joey Narewski.

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

MINUTES

- Bob Devonshire **motioned** to approve January 6, 2025 Board of Supervisors Reorganization Meeting Minutes. Second by Keith Landis. All Ayes. **Motion Approved.**
- Keith Landis **motioned** to approve January 21, 2025 Board of Supervisors Meeting Minutes. Second by Bob Devonshire. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Bob Devonshire **motioned** to approve the January 2025 Treasurer's Report. Second by Keith Landis. All Ayes. **Motion Approved.**
- Keith Landis **motioned** to approve the February 2025 Disbursement List of Bills to be paid. Second by Bob Devonshire. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD/PUBLIC COMMENT (non-agenda Items only/residents or Paradise Township taxpayers only): None.

CORRESPONDENCE:

- January 29, 2025 PA DEP Notice of Appeal letter regarding Compass Quarries, Inc., d/b/a Allan Myers Materials, regarding DEP's approved correction to the Surface Mining Permit No. 6277SM1 to allow an increase to the mining limit from 99.5 acres to 105.7 acres. Appeals will be accepted for a period of 30 days.
- January 31, 2025 PA DEP letter to the Board of Supervisors advising that Compass Quarries, Inc., d/b/a Allan Myers Materials, has made application to DEP for a depth correction to mine deeper.

PLANNING COMMISSION:

- Updates by Planning Commission Chairman Dale Hershey. Mr. Hershey stated the Planning Commission had discussed preparing/updating the Township Official Map. Ms. Farra stated she is of the opinion it would make sense to update the Official Map in conjunction with the preparation of the updated Pequea Valley Comprehensive Plan (“Comp Plan”) currently being worked on, and concurrently with any needed updates to the Zoning Ordinance. Mr. Hershey expressed he feels the Official Map should be updated as soon as possible, even if before the finalization of the Comp Plan and any Zoning Ordinance updates. It was resolved this would be considered and discussed again at another time.

SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Amos Stoltzfus – Breeo- Vintage Business Park – Lots 11-13 and 19-20: Attorney Reilly Noetzel presented request for extension of time to December 31, 2025. Bob Devonshire **motioned** to approve extension to December 31, 2025. Second by Keith Landis. All Ayes. **Motion Approved.**
- Connor Becker, McCarthy Engineering Associates, Inc. – Elmer S. King – 3231 Lincoln Highway E. – Final Plan. Mr. Becker appeared in place of Christopher Falencki and presented the plans and following requests, which were approved as noted.
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 305.1 – Preliminary Plan. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Sections 403.7.B & C, 408.1 and 408.2 – Sewer and Water Feasibility Reports. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 405.2.M. – Architectural Elevations. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 602.5.A. – Reconstruction of Rock Ridge Road to the centerline of the street. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Sections 602.5.E. and 602.7.A. – Provide additional Right-of-Way along Rock Ridge Road to meet the minimum 50’ right-of-way width requirements. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 602.10.F – Request to provide 5 foot radius instead of 35 foot radius at access drive where it intersects Rock Ridge Road. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Dylan Coleman **motioned** to approve request for deferral of SALDO Sections 602.11 and 602.12 – Curbing and Sidewalks. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 603 – Minimum Width of Access Drive (16 feet rather than the required 24 feet). Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Section 609.2 – Landscape Barrier. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver of SALDO Sections 609.5 & 609.6 – Street Trees. Second by Bob Devonshire. All Ayes. **Motion Approved.**

- Jason Myer **motioned** to approve request for waiver of Stormwater Management Ordinance Section 506.1.B.2 – Storm water runoff volume control. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to approve request for conditional plan approval. Second by Keith Landis. All Ayes. **Motion Approved.**
- Roger A. Fry, Fry Surveying, Inc. – Leaman Place Land Holdings – 7 Township Drive – Preliminary/Final Land Development Plan. Mr. Fry appeared and presented the plans and following requests which were approved as noted.
 - Bob Devonshire **motioned** to approve request for modification of SWMO Section 506.1.B.3.b to allow for a loading ratio of 4.5 to 1 instead of 3 to 1. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver from SALDO Sections 403.7.B and 409.1 – Water Feasibility Report. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver from SALDO Sections 403.7.C and 409.3 – Traffic Impact Study. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for deferral of SALDO Sections 602.11 and 602.12 – Curbing & Sidewalks. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver from SALDO Section 602.5.A.1 – Reconstruction of Existing Streets. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver from SALDO Section 602.13 – Street Lighting. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver from SALDO Section 603.2 – Access Drive Lighting. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for waiver from SALDO Section 605.H – Parking lighting and General Site Lighting. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for conditional plan approval. Second by Jason Myer. All Ayes. **Motion Approved.**
- Roger A. Fry, Fry Surveying, Inc. – Joseph W. Phipps – 263 S. Belmont Road - Subdivision and Lot Add-on Plan. Mr. Fry appeared and present the plans and following requests which were approved as noted.
 - Keith Landis **motioned** to approve request for waiver from SALDO Sections 403.7.E & 408.4 – Wetlands Study. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Keith Landis **motioned** to approve request for waiver from SALDO Section 602.14.C – Permanent Cul-de-Sac Streets. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Jason Myer **motioned** to approve request for conditional plan approval. Second by Keith Landis. All Ayes. **Motion Approved.**
- M Land Develop LLC – Vintage Business Park – Lot 18. Bob Devonshire **motioned** to approve request for approval of reduction of Letter of Credit from \$354,397.45 to \$45,702.74. Second by Jason Myer. All Ayes. **Motion Approved.**

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, Karen Farra.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus.
- Keith Landis **motioned** to approve request for to pay for Adryan Yothers to attend CNS Driver Training Center in order to obtain an upgrade to a Class A CDL. Total cost for the course is \$3,780, which includes the \$80 fee for a DOT physical and medical card required in order to take this course. Second by Jason Myer. All Ayes. **Motion Approved.**

EMERGENCY SERVICES

- Township Manager Karen Farra presented the January 2025 Emergency Services Report.

ZONING HEARING BOARD:

- January 2025 Report by Zoning Officer, Walter Hockensmith.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann.
- Discussed plans for August 1, 2025 Community Day Event. Ms. Farra advised that the Park & Recreation Committee would be handling planning of this event.
- Jason Myer **motioned** to approve quote in the amount of \$1,075.00 to replace light fixtures in the Pavilion 1 storage area. Second by Keith Landis. All Ayes. **Motion Approved.**

SEWER AUTHORITY & SEO:

- Ms. Farra provided updates and presented the Sewer Authority Report as the Sewer Authority Chairman, Bryan Stoltzfus, could not be present. This report advised the Sewer Authority would be increasing the quarterly rate to \$166. Ms. Farra relayed the Sewer Authority Solicitor said a resolution would be adopted by the Authority at their March 3, 2025 meeting setting this new rate, notices of the rate increase would be sent in the next quarterly billing, and the rate increase would likely take affect with the following quarterly billing.

Public Comment: Mr. Yonce asked if those who already paid their sewer fees in advance for the entire year would be grandfathered in at the old rate of \$146. Ms. Farra advised the Sewer Authority Secretary told her they would not; however, the amounts paid in advance would be applied to each quarterly billing, with the final billing for the 2025 year showing any remaining balance due as a result of the increase.

- Jason Myer **motioned** to approve the Resolution and Promissory Note for a bridge loan from the Township to the Sewer Authority to cover plant upgrade expenses pending closing on the Authority's loan with S&T Bank. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Ms. Farra informed the Board that the Sewer Authority's Solicitor advised her today that, pursuant to the Sewer Authority By-Laws, the Board of Supervisors are not to appoint Kaitlyn Jones as Sewer Authority Secretary/Treasurer. As such, no action was taken other than to announce that Ms. Jones has been hired to perform the duties of the Secretary/Treasurer of the Sewer Authority.
- Keith Landis **motioned** to appoint Brian Groff to the Sewer Authority Board for a corrected term of 5 years (2025 through 2027) instead of the 3 year term he was previously appointed to on January 6, 2025. Second by Jason Myer. All Ayes. **Motion Approved.**
- OLDS Summary for 2024.

OLD/NEW BUSINESS:

- Bob Devonshire **motioned** to adopt resolution entitled "Action by Government Entity" for restatement of the Township's Qualified Retirement Plan. Second by Jason Myer. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to appoint Karen E. Farra as Township Manager. Second by Keith Landis. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to approve use of the lower gravel parking lot by the Girl Scouts on March 8, 2025 to conduct Girl Scout Cookie Booth sales. Second by Jason Myer. All Ayes. **Motion Approved.**

ANNOUNCEMENTS:

- Mr. Devonshire announced that several of our local fire companies will be holding their annual mud sales in the coming weeks and encouraged everyone to attend and support the fire companies.

ADJOURN:

- At 7:52 p.m., Keith Landis **motioned** to adjourn meeting. Second by Jason Myer. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen Farra, Secretary