

MINUTES

Those in attendance: Chairman Dylan Coleman, Supervisors Keith Landis, Adam Bills and Bob Devonshire, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Planning Commission Member Allen Fisher, Roadmaster Blaine Stoltzfus, Parks Supervisor Adryan Yothers, Park Foundation Chairman Michael Hartmann, Sewer Authority Chairman Bryan Stoltzfus, Jason Shaner, Merv Fisher, Amanda Groff, Wanda Ranck, Craig Keenan, Lori Wenger, Joshua Knosp, Marcella Peyre-Ferry (LNP), Alvin King, Ivan King, Jonas Fisher, Ben Beiler, Clint Yonce and Joey Narewski.

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

MINUTES

- Adam Bills **motioned** to approve the Board of Supervisors Meeting Minutes for August 20, 2024. Second by Keith Landis. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Adam Bills **motioned** to approve the August 2024 Treasurers Report. Second by Bob Devonshire. All Ayes. **Motioned Approved.**
- Adam Bills **motioned** to approve the September 2024 Disbursement List of Bills to be paid. Second by Keith Landis. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to accept the 2025 Defined Benefit Pension Plan Minimum Municipal Obligation. Second by Adam Bills. All Ayes. **Motion Approved.**
- Karen Farra presented an initial draft of 2025 Budget and advised it would be discussed in detail at the Board of Supervisors meeting to be held on Tuesday, October 8, 2024, at 10:00a.m.

PERSONS TO BE HEARD:

SUBDIVISION/LAND DEVELOPMENT/STORMWATER MANAGEMENT – ACTION ITEMS

- Jason P. Shaner, Impact Engineering Group – Ocean Capital, LLC – 20 S. Kinzer Road – Revised Final Subdivision Plan. Mr. Shaner presented the plans, sewer module and below requests for consideration of approval. He explained the requirement for a water feasibility report was as a result of the multiple subdivisions of this land and not in connection with any development of the land. Mr. Shaner requested a waiver of this requirement with the understanding a water feasibility report would be required for any future development of the land.

Following Mr. Shaner’s presentation, the following public comment was received:

Wanda Ranck: Mrs. Ranck asked what is being proposed for construction on the lots. Mr. Shaner explained nothing is currently being proposed and there are no plans in place for future development of the lots at this time. The lots will remain agricultural for now.

Following public comment, the following actions were taken:

- Adam Bills **motioned** to approve request to move project from a briefing item to an action item. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Sewer Module: Adam Bills **motioned to** adopt Resolution No. 2024-9, a Resolution for Plan Revision for New Land Development. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Adam Bills **motioned** to approve request for Waiver/Deferral of SALDO Section 408.1 – Water Feasibility Report. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Adam Bills **motioned** to approve request for conditional plan approval. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Amanda Groff, Harbor Engineering, Inc. – Pequea Transport, LLC – S. Kinzer & Hoover Roads – Request for Waiver of Subdivision & Land Development Review Process. Ms. Groff present the proposed plans and waiver request. She explained that there will be no improvements on the areas of the land located within Paradise Township, which consists mainly of the driveway and gravel areas that already exist. She indicated all necessary approvals will be sought from Salisbury Township, the Lancaster County Planning Department and the Lancaster County Conservation District. Bryan Stoltzfus asked why access to the property is not provided for off of Hoover Road. Ms. Groff said because of the lay of the road and bridge abutments prevent safe site distances from being achieved. Mr. Thompson asked if there would be any traffic impacts. Ms. Groff said there would be no change to traffic as the proposed construction will be for storage of existing on-lot equipment and maintenance tools. She further explained there is no office or employees onsite and there will be no change in use.

After discussion was had, Keith Landis **motioned** to approve the request for waiver of subdivision and land development. Second by Bob Devonshire. All Ayes. **Motion Approved.**

PUBLIC COMMENT: None.

CORRESPONDENCE:

- Intercourse Library’s August 26, 2024 thank for contribution letter.
- Karen Farra presented the Ag Plastics Collection Program flyer and explained the purpose and scope of the program.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, David Thompson.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus.

EMERGENCY SERVICES

- David Thompson presented the August 2024 Emergency Services Call Report.
- Karen Farra presented the 2024 Volunteer Fire Relief Allocation (VFRA) Notification and requested approval for disbursement of the funds. She advised that last year, the funds were equally divided between the Paradise Township Fireman's Relief Association and the Gordonville Fireman's Relief Association (for the benefit of Pequea Valley Fire Department). Discussion was had regarding the status of each of the Associations as a result of the merger of Gordonville Fire & EMS and Kinzer Fire Company. It was determine there were items that still needed to be addressed to finalize the changes to each Association; however, they would not impact the disbursement of funds.

After discussion was had, Bob Devonshire **motioned** to disburse 50% of the 2024 VFRA funds to the Paradise Township Fireman's Relief Association and 50% to the Gordonville Fireman's Relief Association. Second by Adam Bills. All Ayes. **Motion Approved.**

Public Comment:

Ben Beiler, Paradise Leaman Place Fire Company. Mr. Thompson invited Mr. Beiler to share information regarding proposed OSHA requirements that could have a significant financial impact on fire companies if adopted. Mr. Beiler presented the information he had available. Ms. Farra pointed out that these same proposed requirements would also affect the Township, and all municipalities, by creating inspection, reporting and annual physical requirements for employees as well. Mr. Beiler also advised that Lancaster County dispatch is looking to update their radio systems. If the County Commissioners approve the request, fire companies will have to update or replace their existing radios to conform with the County's new radio system. Mr. Beiler said he just wants the Township to be aware of the additional financial burden that will be placed upon fire companies if all of these proposals come to pass.

PLANNING COMMISSION:

- Updates by Planning Commission Member, Allen Fisher.

ZONING HEARING BOARD:

- Report by Zoning Officer, Walter Hockensmith.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann.

SEWER AUTHORITY & SEO:

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

Public Comment:

Lori Wenger: Ms. Wenger asked when the plant upgrades will be completed. Mr. Stoltzfus said they are anticipating sometime between Spring and Winter 2025.

Michael Hartmann: Mr. Hartmann suggest that the public should make sure they attend the monthly Sewer Authority meeting to share any comments/complaints with the Authority, not the Board of Supervisors.

OLD/NEW BUSINESS:

- Roger A. Fry, PLS, Fry Surveying, Inc. – Daniel F. & Sara B. Lapp – 145 Iva Road – Preliminary/Final Subdivision Plan - Sewer Module: Mr. Fry was not present to present this sewer module. Adam Bills **motioned** to adopt Resolution No. 2024-8, a Resolution for Plan Revision for New Land Development. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Ms. Farra presented the PSATS Unemployment Compensation Group Trust 2024 Ballot for Election of Trustees for consideration and approval for her to sign and submit. Bob Devonshire **motioned** to approve Ms. Farra’s completing the Ballot and voting for the PSATS recommended Trustees. Second by Keith Landis. All Ayes. **Motion Approved.**
- Ms. Farra presented PSATS Municipal Pension Trust 2024 Ballot for Election of Trustees for consideration and approval for her to sign and submit. Bob Devonshire **motioned** to approve Ms. Farra’s completing the Ballot and voting for the PSATS recommended Trustees. Second by Keith Landis. All Ayes. **Motion Approved.**
- After discussion was had, Keith Landis **motioned** to approve the 3T Security Proposal for installation of a replacement fire alarm system in the Township Public Works Maintenance Building. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- After discussion was had, Keith Landis **motioned** to approve the 3T Security Proposal for installation of a replacement of fire alarm system in the Township Office Building. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- The proposed Chipper Co-op Equipment Agreement was reviewed and discussed.
- The proposed Belt Loader Co-op Equipment Agreement was reviewed and discussed.

ANNOUNCEMENTS: None.

ADJOURN: At 8:17 p.m., Adam Bills **motioned** to adjourn meeting. Second by Bob Devonshire. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary/Treasurer