

**MINUTES  
PARADISE TOWNSHIP  
BOARD OF SUPERVISORS  
JANUARY 13, 2025**

**CALL TO ORDER:** At 7:01 pm by Chairman Lance Biesecker

**PLEDGE TO THE FLAG:**

**SUPERVISORS IN ATTENDANCE:** Lance Biesecker, Clark Craumer,  
Dean Bentzel

**APPROVE AGENDA WITH ADDITIONS OR DELETIONS...**Clark Craumer moved to approve the agenda with the deletion of # 3 under Subdivision Plans (waiver request 505.C.2) which no longer applies to this property. 2<sup>nd</sup> by Dean Bentzel, Approved by Unanimous Vote.

**APPROVE MINUTES:** From December 9, 2024 Board of Supervisors meeting and January 6, 2025 Organization Meeting... Clark Craumer moved to approve both sets of minutes as printed, 2<sup>nd</sup> by Dean Bentzel, Approved by Unanimous Vote.

**APPROVE TREASURER'S REPORT:** Lance Biesecker read the December 2024 Treasurer's report, Clark Craumer moved to approve the report as read, 2<sup>nd</sup> by Dean Bentzel, Approved by Unanimous Vote

**CITIZENS COMMENTS AND CONCERNS:**

Persons who have made prior arrangements to be placed on the agenda will have first priority. Please note due to time limitations 3 minutes will be allotted for each citizen.

1) No comments or concerns

**Fire Department Reports:**

- 1) **Station 110** – Chief Lease reported 12 total calls
- 2) **NAF** – Lance Biesecker reported 45 total calls/ nine for PT
- 3) **United 33** – Charles Jacobs reported 79 total incidents. He did not have the breakdown for PT. 2024 total incidents 909/67 in PT
- 4) **Life Team** – Kerry Lease reported 147 total calls

**SUBDIVISION PLANS:**

- 1) Tall Grass Phase II waiver request for SWMO 301.L., Minimum 10-foot Basin Setback... Kevin Barnes reported there are still questions about the four catch basins. There was no representation at the meeting to answer questions. Lance Biesecker moved to table the request, 2<sup>nd</sup> by Clark Craumer, Tabled by unanimous Vote
- 2) Elam Stoltzfus waiver request for 403.B...For alternative to property survey...Liz Rivera was present from Team AG to answer questions. Seeking waiver because the proposed buildings are in the center of the agricultural tract and are no closer than 185 feet to any ROW or 500 feet from a property line. Clark Craumer moved to approve the waiver using a deed plot and York County GIS information as the locator for the new structures, 2<sup>nd</sup> by Dean Bentzel Approved by Unanimous Vote
- ~~3) Elam Stoltzfus waiver request for 505.C.2...For alternative to Township road improvements...No longer applicable~~
- 4) Elam Stoltzfus waiver request for 507.D.11.a...For alternative of 12 feet wide driveway for each lane of traffic...Liz Rivera again presented the waiver stating there will be adequate maneuvering room for vehicles and the anticipated truck traffic is only 1-2 truck pickup/deliveries a week and 1-2 bird delivery trucks every 14 months. They propose putting in a 12-foot road off on Holtzschwamm Road but ask for a waiver from it being 12 foot for each lane of traffic. Clark Craumer moved to grant the waiver and allow only one 12-foot lane, 2<sup>nd</sup> by Dean Bentzel, Approved by Unanimous Vote.
- 5) Elam Stoltzfus waiver request for 607...alternative for planting trees along the whole frontage of entire tract of land...Liz Rivera commented the whole of the road frontage is agricultural. They propose planting two additional trees near the house and barn as a screen. Lance Biesecker moved to approve the waiver with the condition that one tree is removed within the dedicated ROW, 2<sup>nd</sup> by Clark Craumer, Approved by Unanimous Vote

After this approval Liz Rivera asked if she could get conditional approval for the Stoltzfus LDP plan since they received minor comments from the YCPC which are currently being address. Plus, they have agreed to put a fire lane consisting of pavers over top of a stone and gravel base. Chief Kerry Lease questioned the ability of this system to hold a 50,000 lb. fire tanker. Kevin Barnes checked and said these systems are designed and tested for fire lanes to handle that weight.

Mr. Barnes added that currently he would not be in favor of a conditional approval of the LDP by the BOS as he would like the PTPC to review everything in totality before recommending approval. Lance Biesecker said the Board would not entertain a motion for conditional approval at this meeting.

#### **OLD BUSINESS:**

- 1) Approval to release Stone Ridge Development Corp bond # 800052531 in the remaining amount of \$119,018.00 held for street repairs... Doug Stambaugh commented the improvements still have not received approval from the Conservation District therefore he recommended tabling for this meeting.

#### **NEW BUSINESS:**

- 1) There is no new business

#### **RECREATION PARK:**

- 1) Lance Biesecker said we have received numerous inquiries about winter maintenance of the walking path at the Farmer's Field park, He commented that we do not remove snow from the path in the winter because of the location of the park across the open fields, it would be extremely hard to keep the path snow and ice free causing a hazard and liability for the township.

#### **REPORTS:**

- 1) **Emergency Management:** Neal Doyle report that he received work over the holidays that PEMA is moving for with all of our reimbursements for IDA damage.
- 2) **Zoning Officer:** Neal Doyle gave a printed report of December and 2024 permit activity. He said reps for TGII and JD Paving have been in contact with him about their plans and that Myers has started clearing out trees from their property on Country Club Road
- 3) **Engineer:** Doug Stambaugh provided a printed report of recent activity highlighting reviews of TGII and Stoltzfus plans and Big Mount Lodge septic plan.
- 4) **Planning Commission:** Kevin Barnes commented the PTPC is reviewing the TGII and Stoltzfus plans. A question came up about traffic on Pine Road for the TGII plan and the possible need for a turn lane of of Route 30 onto Pine Road. The traffic study for that development's traffic impact from PennDot is over ten years. All the

- supervisor unofficially agree there should be another traffic study before any final approvals are given and clarification about who holds money in the case improvements are needed.
- 5) **Police:** Clark Craumer reported calls were down for 2024 and work continues on the new headquarters.
  - 6) **Solicitor:** Evan Gabel provided a written report and said CGA with speed up work on redefining road improvement fees into an Impact type fee.
  - 7) **Roadmaster:** Dean Bentzel have no further comments. Lance Biesecker said we had recent five inches of snow in two different events but strong winds and drifting kept the road crew busy keeping township roads safe.

**CORRESPONDENCE / ANNOUNCEMENTS/ OTHER BUSINESS:**

- 1) Approve Bill Lists ... Clark Craumer moved to approve the bill lists and adjourn the meeting, 2<sup>nd</sup> by Dean Bentzel, Passed by Unanimous Vote
- 2) Adjourned at 7:35 pm

Approved at the February 10, 2025 BOS meeting.

Elwood Miller

Secretary  
Paradise Township