

**MINUTES  
PARADISE TOWNSHIP  
BOARD OF SUPERVISORS  
MAY 13, 2024**

**CALL TO ORDER:** At 7:00 pm by Chairman Lance Biesecker

**SUPERVISORS IN ATTENDANCE:** Lance Biesecker, Dean Bentzel, Clark Craumer arrived after April 8, 2024 minutes were approved

**PLEDGE TO THE FLAG:**

**APPROVE AGENDA WITH ADDITIONS OR DELETIONS.....** Dean Bentzel moved to approve the agenda as printed, 2<sup>nd</sup> by Lance Biesecker, Approved by 2-0 Vote

**APPROVE MINUTES:** From April 8, 2024 Board of Supervisors meeting... Lance Biesecker moved to approve the Minutes as printed, 2<sup>nd</sup> by Dean Bentzel, Approved by 2-0 Vote

**APPROVE TREASURER'S REPORT:** Lance Biesecker read the April 2024 Treasurer's report, Clark Craumer moved to approve the Treasurer's 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) Crystal Myers about water ponding issue at Route 30 and Mary Street. Mrs. Myers gave a brief history on the issues at 7662 Lincoln Highway owned by her father. She stated the issues affect everyone along the south side of Route 30 from 81 Diner to Beaver Creek. She said there was a meeting earlier this year in which the participants discussed the situation. Since then, Seth Grove's office has given Mrs. Myers information of possible Grants that could be used on this project. PennDot told her they cannot apply for the grants she presented and that a local authority would have to apply for them. Lance Biesecker told Mrs. Myers the Township would look into the grants she provided by email to verify they can be used for this project and also if the Township would have to supplement money

for any funds not covered in the grants. After that information is gathered, the Township will provide a response to her inquiry.

- 2) Lizzy Baldwin, Director of Guthrie Memorial Library provided copies of the annual report, highlighting services provided by the library, participating number for residents of Paradise Township, and status of future projects and programs.
- 3) Hong Jin Ying property owner on Camp Ernie Road was present to express displeasure with a enforcement letter he received concerning trash accumulating on his property. Interrupter Wei Young stated the property has been cleaned somewhat since the letter was received. Lance Biesecker stated neighbors are complaining about seeing the trash on the property. Mr. Ying is planning to improve an existing fence to provide a screen from neighbors seeing the trash. Mr. Biesecker said Mr. Ying has to be aware that anything done on the property will require a permit. Mr. Young said Mr. Ying already has a permit for the fence to which Mr. Biesecker replied that permits are only good for a year so they will need new permits for any work being done. Mr. Biesecker said he will have Neal Doyle check the property again and advise him and Mr. Ying on needed actions.

#### **Fire Department Reports:**

- 1) **Station 110** – Chief Lease reported 13 calls for April
- 2) **NAF** – Lance Biesecker report 27 total calls/6 in PT
- 3) **United 33** – There was no report available
- 4) **Life Team** - There was no report available

#### **SUBDIVISION PLANS:**

- Jason Yohe of JJD Group and an engineer from Site Design Concepts presented a sketch plan and information about the proposed expansion of the mobile home park a 7519 Lincoln Highway were a pre-manufactured homes sales business previously operated. The presentation was to provide information to the Supervisors and not currently as actionable items. Mr. Yohe highlighted the proposed plan reduces the total amount of impervious soil, provides for a raised tree lined berm along Route 30. Reduces the entrances to two main entrances one off Route 30 and the other off Protectory Road. Zoning Officer Neal Doyle commented that there is a Zoning Hearing scheduled for Wednesday May 15, 2024 for this property. Mr. Yohe wanted to present relief and exemptions the plan will need from several section of the Township Zoning Ordinance after the Zoning

Hearing. He wanted to see if the Supervisors had any objections to the proposed relief and exemptions specifically:

- ZO 708 requiring a roadway of 32 feet. They propose a 30 foot roadway
- ZO 713 requiring curbs and sidewalk citing no existence of either now and difficulty in installing either due to the lay of the land
- ZO 721 requiring a stand-alone manager's office on site citing most transactions now take place online and JJD Group having an existing office within 3 miles of the park
- They are also looking for relief from lot density restrictions because of the preexisting park and possibly exchanging black topping service at the existing Recreation Park in lieu of paying Recreation fees on the proposed mobile homes.

There was no action taken on any of JJD Group information until after the upcoming Zoning Hearing on May 15, 2024.

#### **OLD BUSINESS:**

- 1) No old business but Lance Biesecker commented on the new windows on the west side of the Township office and meeting rooms. Done by Robert G. Miller in Hanover. Cost was \$2674.00 for windows and installation.

#### **NEW BUSINESS:**

- 1) Tall Grass Meadows rezoning request...Solicitor Evan Gabel presented information that CGA received a request for the Township's Zoning Map to be amended to rezone 2.3 acres along Pine Road from Commercial to Medium Residential. Clark Craumer moved to have the requested sent to the PTPC to investigate before the Supervisors amend the Zoning Ordinance, 2<sup>nd</sup> by Dean Bentzel, Approved by Unanimous Vote.

#### **RECREATION PARK:**

- 1) Summer in Paradise June 7, 2024...Lance Biesecker comment that the event is fast approaching.
- 2) Lance Biesecker expressed a concern that industrial size rolls of toilet paper in the Port-A-Pots are being unrolled and thrown in the pots as an act of vandalism. He also noted that ball players are cleaning their cleats on the concrete at the pavilion make a muddy mess in the picnic area and somebody is taken the large rocks and putting them in the yard causing a safety and equipment hazard for Township employees

and residents in the park during mowing. He stated that a letter was sent to the Regional Recreation Association to have the concerns covered with the teams who use the park on a regular basis.

### **REPORTS:**

- 1) **Emergency Management:** Neal Doyle reported a welcome period of little emergency activity.
- 2) **Zoning Officer:** Neal Doyle provided a written report of permit activity. Codification will be done in June. There are two upcoming Zoning Hearings. He has been sending out enforcement letters for junk and unmowed grass in the Township
- 3) **Engineer:** Doug Stambaugh provided a written report of engineering activities and highlighted an upcoming visit to Big Mount Lodge and a meeting he attended at the Township building with Neal Doyle, Kevin Barnes, and representatives of Paradise Village discussing SW issues.
- 4) **Planning Commission:** Kevin Barnes gave an oral report on current PTPC activities with most of them already being discussed
- 5) **Police:** Clark Craumer reported he attended a ribbon cutting ceremony for the new building and incidents in PT were down for the last reporting period.
- 6) **Solicitor:** Evan Gabel provided a written report of activity commenting that pertinent issues have already been discussed.
- 7) **Roadmaster:** Dean Bentzel asked how far the road crew is on spring roadside mowing. Gary Burgard commented that we are less than half complete but in process.

### **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, Approved by Unanimous Vote
- 2) Adjourned at 7:52 pm

Approved at the June 10, 2024 BOS meeting

Elwood Miller

Secretary  
Paradise Township

