

**MINUTES
PARADISE TOWNSHIP
BOARD OF SUPERVISORS
July 8, 2024**

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

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

PLEDGE TO THE FLAG:

ANNOUNCEMENT OF EXECUTIVE SESSION...Chairman Lance Biesecker announced that the Paradise Township Board of Supervisors met in an executive Session at 6:30 pm before the normally scheduled Board of Supervisors meeting on July 8, 2024.

APPROVE AGENDA WITH ADDITIONS OR DELETIONS...Clark Craumer moved to approve the printed agenda with the addition of Ken Grim Subdivision plan extension and purchase of New 2024 Chevy Silverado Truck, 2nd by Dean Bentzel, Approved by Unanimous Vote

APPROVE MINUTES: Clark Craumer moved to approve the June 10, 2024 minutes as printed, 2nd by Dean Bentzel, Approved by Unanimous Vote

APPROVE TREASURER'S REPORT: Clark Craumer moved to approve the June 2024 Treasurer's report as read, 2nd 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) There were no comments or concerns

Fire Department Reports:

- 1) **Station 110** – Chief Lease reported 15 total calls
- 2) **NAF** – Lance Biesecker reported 34 total incidents/ 6 in PT
- 3) **United 33** – No report available

4) Life Team – No report available

SUBDIVISION PLANS:

- 1) Waivers for Big Mount Lodge, Kris Raubenstine from HLS was in attendance to present 6 waivers.
 1. SALDO Section 304 – The applicant is requesting waiver of the requirement to submit a preliminary plan prior to a final plan. Mr. Raubenstine explained that a preliminary plan is not necessary because the LDP is relatively simple and there will be no anticipated changes to the plan between submission of a preliminary and final plan. Clark Craumer moved to approve, 2nd by Dean Bentzel, Approved by Unanimous Vote.
 2. SALDO Section 403.B.4. – The applicant is requesting to waive the requirement to survey the entire 126-acre property. Mr. Raubenstine explained that the site being developed in the LDP is limited to a small section of the total property in the vicinity of the existing barn and home. Completing a survey of the entire property is an unnecessary cost to the applicant. Clark Craumer moved to approve with the stipulation that the area along the south facing road and the eastern property line adjacent to the Glamping area will still need surveyed showing the two work areas connected, 2nd by Dean Bentzel, Passed by Unanimous Vote.
 3. SALDO Section 403.B.18 – The applicant is requesting waiver of the 1- foot contour interval requirement and is proposing use of 2-foot contour intervals. Per concerns and recommendation from the PTPC, Clark Craumer moved to approve 2-foot contours everywhere except for the area around the work site which will still require 1-foot intervals, 2nd by Dean Bentzel, Approved by Unanimous Vote.
 4. SALDO 505.C.2 – The applicant is requesting to waive the requirement to invest in road improvements. Mr. Raubenstine explained that the primary use of the 126-acre property will remain agricultural and that the two roads (Canal, Big Mount) adjacent to the site development area are state roads. Clark Craumer moved to approve, 2nd by Dean Bentzel, Approved by Unanimous Vote.
 5. SALDO Section 607 – The applicant is requesting waiver of the requirement to plant street trees along the property lines. Mr. Raubenstine explained Paradise Township York County Planning Commission Minutes June 24, 2024 that it is not cost effective to plant trees along the whole boarder due to the size of the property.

The applicant has already planted an evergreen hedge along Canal Road and Big Mount Road in the vicinity of the site improvement area. Additionally, the terrain on the western border of the property along Big Mount Road will mask visibility of the event venue from the road. Clark Craumer moved to approve planting only along Bigmount and Canal Roads as shown on the plan, 2nd by Dean Bentzel, Approved by Unanimous Vote.

6. Storm Water Ordinance Section 308.C.1.C. – The applicant is requesting a waiver to the 4:1 side slope requirement in the storm water basin. Mr. Raubenstine explained that the requested 3:1 side slope will still enable proper maintenance of the basin because the basin will only be 2 feet deep. Clark Craumer moved to Approve, 2nd by Dean Bentzel, Approved by Unanimous Vote.
- 2) Tall Grass Meadows rezoning request, Paradise Township is waiting for the recommendation from YCPC on this request. No action taken
- 3) Paradise Village Security Reduction Request... Engineer Doug Stambaugh provided a cost workup on the project based on a review and site inspection. The workup showed a cost increase for remaining improvements of \$5264.40 more than the current bond of \$249,120.30 Mr. Stambaugh recommended denying the request for reduction. Clark Craumer moved to deny the requested reduction, 2nd by Dean Bentzel, Denied by Unanimous Vote.
- 4) Ken Grim Subdivision plan extension. Current extension ends July 12, 2024. Lance Biesecker moved to approve a 90-day extension to October 10, 2024, 2nd by Dean Bentzel, Approved by a 2-0 Vote with Clark Craumer abstaining.

OLD BUSINESS:

- 1) There was no old business

NEW BUSINESS:

- 1) Clark Craumer moved to purchase of a new 2024 Chevy Silverado pickup truck for \$53,230.00 from Klick Lewis. The total cost will be paid out of Liquid Fuels funds. This will replace the Chevy Tahoe which will be sold, 2nd by Dean Bentzel, Approved by Unanimous Vote.

RECREATION PARK:

- 1) Lance Biesecker reported the Rec Park is extremely dry. We have been water trees periodically but still lost one in the heat and dry conditions.

REPORTS:

- 1) **Emergency Management:** Neal Doyle had nothing new to report
- 2) **Zoning Officer:** Neal Doyle provided a written report of permit activities. There is a zoning hearing coming up this month. He also showed pictures from zoning concerns around the Township.
- 3) **Engineer:** Doug Stambaugh provided a report of monthly activity most of which was already covered in the meeting.
- 4) **Planning Commission:** Kevin Barnes report the two discussion items from PTPC last meeting have already been covered
- 5) **Police:** Clark Craumer reported that police incidents in the Township are down 42 from the same period last month. Construction has started on the new headquarters.
- 6) **Solicitor:** Evan Gabel reported codification is in final steps. They are just answering some final questions for the preparers.
- 7) **Roadmaster:** Dean Bentzel reported he did not hear any complaints about the road sealing. Lance Biesecker add that during this dry weather the road crew is trimming back trees

CORRESPONDENCE / ANNOUNCEMENTS/ OTHER BUSINESS:

- 1) Hong Jin Ying of Camp Ernie Road arrived late to the meeting along with his interrupter Wei Young. He repeatedly asked Lance Biesecker where he could dispose of construction materials and tires dumped on his property and if the Township can help him dispose of some of the items that he claims he did not put there. Lance Biesecker repeatedly told Mr. Young to tell Mr. Ying that it is not the responsibility of the Township to help him clean the junk off his property, that is the responsibility of the individual property owners. Mr. Biesecker also told him he should contact YCSWA for information on how to dispose of different items.
- 2) Approve Bill Lists ... Clark Craumer moved to approve the bill lists and adjourn the meeting, 2nd by Dean Bentzel, Approved by Unanimous Vote
- 3) Adjourned at 7:41 pm.

Approved at the August 12, 2024 BOS meeting

Elwood Miller

Secretary
Paradise Township