

**MINUTES
PARADISE TOWNSHIP
BOARD OF SUPERVISORS
AUGUST 14, 2023**

CALL TO ORDER: By Chairman Lance Biesecker at 7:05 pm

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

PLEDGE TO THE FLAG:

APPROVE AGENDA WITH ADDITIONS OR DELETIONS... Clark Craumer moved to approve the agenda with the correction under Subdivision Plans of BP Real Estate and not BR Real Estate, 2nd by Dean Bentzel, Approved by Unanimous Vote.

APPROVE MINUTES: From July 10, 2023 Board of Supervisors meeting... Clark Craumer moved to approve the minutes as printed, 2nd by Dean Bentzel, Approved by Unanimous

APPROVE TREASURER'S REPORT: Lance Biesecker read the July 2023 Treasurer's report. Clark Craumer made a motion to approve 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) Felicia Dell a representative for YCPC presented a pamphlet and spoke about Hazard Mitigation and 2025 Transportation Improvement Program highlighting available funding and the need for forward planning of at least 5 years in the future.
- 2) Northeast Adams Company 32. Glenn Janse, Dustin and Katie Avery, and Cory Lease provided and spoke about a printed financial report. and information pamphlet. They also thanked Paradise Township for their continued support.
- 3) Kevin Meyers was present to express concerns about the process involved with him getting a building permit for a new home. He was

told by Chairman Biesecker and GHI Representatives that the holdup is his engineer providing answers to the comments provided by the Township engineering firm GHI. Mr. Meyers made a comment that his engineer Lucas Ensor of James R. Holley & Associates did not receive an email with the comments. Doug Stambaugh of GHI verified that he had the correct email address for Mr. Ensor. After some discussion the following requirements for approval were presented to Mr. Meyers:

- Contour details must be included on the Stormwater Plan showing how the run off will be directed into the run off trenches
- A Minimum Safety Factor of 2 should be employed for infiltration rates in addition to the calculations already applied and must be included in the SW Plan
- Correction must be made on the SW Plan to show Moul Road remediation being done exclusively on Mr. Meyer's property or approval from the adjoining neighbor is needed for work proposed across their right of way
- Discussion about proposed uses for an existing barn and pole building on the property with comments from Mr. Biesecker, Mr. Stambaugh, and Solicitor Evan Gabel stating zoning only allows for one principle use on the property which currently has an existing business of cutting gem stones and selling them online. Mr. Meyers replied his main concern is currently getting his home build started and he will shut down the gem business until a later date, when he can apply for a zoning variance. Mr. Meyers commented that the existing barn is used for storage only and the existing pole building will not be used as a residence, business, club, or gathering/meeting place as stated in previous engineer comments. It will only be used for storage also. Chairman Biesecker also noted for the record the previous owner was the Community Free Evangelical Church.
- The Erosion and Sediment was approved prior to revisions presented in the current plan. The plan shows additional disturbances. An updated approval and stamped E&S plan is required.
- The septic system will need to be approved and permitted for use with both the new home and the existing pole building

since both structures will be using the existing system. The permit will need to be presented to Permit Officer Neal Doyle. At the end of the discussion Mr. Meyers asked how long the process will take for approval. Mr. Stambaugh replied that his comments will be emailed to all parties in the morning. Mr. Meyers engineers will have to respond the the comments and they will need to be approved by GHI. At that time, he plans will come back to the Township for approval.

Fire Department Reports:

- 1) **Station 110** – Chief Kerry Lease reported 5 calls
- 2) **NAF** – Chief Cory Lease reported 29 total calls/ 7in PT
- 3) **United 33** – Lance Biesecker report 65 total calls/ 7 in PT
- 4) **Life Team** – Josh Nelson reported 149 total calls out of EB/ 29 in PT

SUBDIVISION PLANS:

- 1) BP Real Estate plan extension to November 13, 2023. Current extension ends September 11, 2023 Clark Craumer moved to approve the extension, 2nd by Dean Bentzel, Approved by Unanimous Vote.
- 2) Conditional approval of Jeff and Chris Myers Flag Lot on Beaver Creek Road, subject to Approval of Zoning Hearing Board. Paradise Township Planning Commission is waiting for legal interpretation of zoning ordinance and SALDO 509.A.2 before providing recommendation. Lance Biesecker moved to table this item until a later date, 2nd by Dean Bentzel, Approved by 2-0 vote with Clark Craumer abstaining.

OLD BUSINESS:

- 1) Beaver Creek Road bridge. Lance Biesecker reported that after some delays getting information transferred from C.S. Davidson to Lobar Associates, the information has transferred, a Green Port has been opened, and permitting and easement work has begun.

NEW BUSINESS:

- 1) There were no new business items presented

RECREATION PARK:

- 1) Lance Biesecker and Elwood Miller participated in a remote meeting for the YMCA /Regional Parks merger. The merger paperwork is

proceeding with hopes of having everything signed by January 1, 2024 and building renovations starting soon after the signings.

REPORTS:

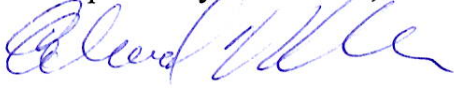
- 1) **Emergency Management:** Neal Doyle reported things have been very busy with recertification being done, Free Nar Can kits being made available to residents, and his participation in a KEMA conference in the fall.
- 2) **Zoning Officer:** Neal Doyle provided a written report of a busy permitting month. He reported there are currently 9 subdivision plans on his desk and that the CHR-Rutters plan has been approved and work should start soon after Labor Day. He also showed pictures of vandalism in the Township at Moul and Pleasant View Roads where three stop signs were pulled out of the ground and a street sign was damaged. There were also pictures of the break in at the Township concession stand at Farmers Field and of numerous enforcement issues with junk cars and blighted properties.
- 3) **Engineer:** Doug Stambaugh presented a written report highlighting three stormwater reviews and the current Tall Grass Meadows subdivision plan being under review.
- 4) **Planning Commission:** Kevin Barnes highlighted PTPC activities including the Myers Farm subdivision, Tall Grass Meadows Phase II, and a Moulstown Road plan review.
- 5) **Police:** Clark Craumer reported three new recent Officer hires and five Cadets starting training in July. He also reported a decrease in Police calls of 4 calls from the same time period last year.
- 6) **Solicitor:** Evan Gabel provided a written report and commented that Sharon Myers is soon done with codification.
- 7) **Roadmaster:** Dean Bentzel commented that he has received no complaints about roads. Lance Biesecker added that the road crew has been busy sweeping stones from intersections and trimming trees. He also reported line painting will begin in the next couple of weeks.

CORRESPONDENCE / ANNOUNCEMENTS/ OTHER BUSINESS:

- 1) Lance Biesecker read a thank you letter from the Friendship Hose Co in Spring Grove for the Township's yearly donation.
- 2) Approve Bill Lists... Clark Craumer moved to approve bill lists and adjourn the meeting, 2nd by Dean Bentzel, Approved by Unanimous Vote.
- 3) The meeting was adjourned at 8:06 pm

Approved at the September 11, 2023 BOS meeting

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Elwood Miller", written in a cursive style.

Elwood Miller
Secretary
Paradise Township