

EPHRATA TOWNSHIP SUPERVISORS' MEETING

August 3, 2021

The Ephrata Township Supervisors met this date at 7:00 p.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania.

Present were:

- Supervisor Tyler Zerbe
- Supervisor Tony Haws
- Township Manager Steve Sawyer
- Administrative Asst. Jennifer Carvell
- Township Solicitor Tony Schimaneck
- Township Engineer Jim Caldwell

The meeting was called to order by Vice-Chairman Ty Zerbe followed by the Pledge of Allegiance to the Flag.

PUBLIC COMMENT PERIOD

A motion to close the public comment period was made by Tony Haws. The motion was seconded by Ty Zerbe and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the July 13, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

1029 FRY'S ROAD (DANIEL STOLTZFUS) – SWM PLAN

Jim Caldwell presented to the Board of Supervisors a Storm Water Management Plan prepared by Fuehrer Associates for Daniel Stoltzfus. Mr. Stoltzfus is proposing to build a new single-family home and barn at 1029 Fry's Road. The lot currently has an existing driveway and mobile home. The mobile home will be disconnected from the utilities and will be used as an animal shelter. Rettew Associates Review Letter dated July 23, 2021 was provided to the Board of Supervisors prior to the meeting for their review. No modifications or waivers are being requested.

A motion was made by Tony Haws to approve the Storm Water Management Plan for 1029 Fry's Road subject to Rettew Associate's letter dated July 23, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Request for Block Party – Autumn Hills Development.** The Township received an email from a resident in Autumn Hills Development inquiring as to the steps that would be necessary to have a street blocked off for a neighborhood block party. This was requested in the past for a community event in the Autumn Hills development. The Board of Supervisors were provided with copies of the minutes from the prior decision that included several conditions. The Township Manager also gave the resident the same information. No response was received to date and no one was in attendance. The Board tabled the discussion until the Township receives a response from the resident.
- **ECHO Housing Agreement – 306 Summit Drive.** A building permit was received by the Township for a newly purchased home at 306 Summit Drive proposing in law quarters in the existing basement and garage area of the home. To comply with the Zoning Ordinance and previous requests, Manager Sawyer requested that the Township Solicitor draft an Accessory Dwelling Agreement to be recorded prior to approving the building permit. This Agreement states that the occupant(s) must be a family member and that the new dwelling unit cannot be rented to an unrelated person. The residents have agreed to the terms and executed the Agreement as presented. The Agreement was submitted to the Board of Supervisors for their review prior to the meeting.

A motion was made by Tony Haws to approve the execution of the Accessory Dwelling Agreement as presented for 306 Summit Drive. The motion was seconded by Ty Zerbe and carried unanimously.

- **Goods Store – DEP Planning Module Exemption.** Manager Sawyer stated that Goods Store has submitted a Land Development Plan to redevelop the former K-Mart site. As part of the planning process, Goods Store has submitted a DEP Planning Module Exemption for the project. The site is served with public water by EAJA and public sewer by Akron Borough. A capacity increase will need to be approved by both EAJA and Akron Borough. Ephrata Township is being requested to approve the DEP Planning Module Exemption since the site is located within Ephrata Township. Staff recommended approval based on the information provided.

A motion was made by Tony Haws to approve the execution of the DEP Planning Module Exemption for the Goods Store Land Development Plan. The motion was seconded by Ty Zerbe and carried unanimously.

- **Resolution – Disposition of Records.** Staff prepared a Resolution for the Disposition of Township Records. The proposed disposition of Township records is in accordance with the PA Records Manual.

A motion was made by Tony Haws to approve the disposition of Township records as identified in the Resolution. The motion was seconded by Ty Zerbe and carried unanimously.

- **Leon Kurtz – 2022 Replacement for Sewer Authority.** Manager Sawyer notified the Board of Supervisors that Leon Kurtz plans to resign from the Ephrata Township Sewer Authority at the end of 2021. The board will need to appoint a replacement at the Township's organizational meeting in January. Manager Sawyer requested that the Board notify him with possible candidates.

Solicitor Tony Schimaneck

- **MHCK Letter – Act 65.** A letter was prepared by Morgan, Hallgren, Crosswell and Kane concerning Act 65 and the changes that will be required such as posting of agendas and changes to agendas. The new rules will apply to all Township meetings including Board of Supervisor meetings, Sewer Authority meetings, Planning Commission meetings and Zoning Hearing Board meetings. Attorney Schimaneck gave a brief overview to the Board of Supervisors.

Engineer Jim Caldwell reported that the following are in the review process:

Lakeside Villas – FSR Reduction
Goods Store – Land Development Plan
Tommy's Carwash Land Development Plan
Hendrix – As-Built Plan
David Martin – As-Built Plan
Signature Custom Cabinetry - Land Development Plan
Ephrata Crossing – Phase 3
East Mohler Church Subdivision Plan
CB Burkholder – Land Development Plan
Zimmerman – Ridge Avenue Subdivision Plan

APPROVAL OF BILLS

A motion was made by Ty Zerbe to accept the list of checks written and to pay any bills pending. The motion was seconded by Tony Haws and carried unanimously.

CORRESPONDENCE

Tony Haws stated that he had nothing further to report at this time.

A motion was made by Tony Haws to adjourn the meeting at 7:29 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe