

EPHRATA TOWNSHIP SUPERVISORS' MEETING

August 6, 2019

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

Present were Supervisors: Clark Stauffer
Tony Haws
Ty Zerbe
Manager: Steve Sawyer
Admin Asst: Jennifer Carvell
Police: Lt. McKim
Engineer: Jim Caldwell
Solicitor: Anthony Schimanek

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

PUBLIC COMMENT PERIOD

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

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the July 16, 2019 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Police Report – Lt. Chris Mckim

- **Reports.** Lt. McKim provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of July totaling 440 incidents. There were 10 arrests and 24 traffic violations. The new reporting system is functioning well and the breakdown of incidents shown on the report was discussed. The monthly report was provided to the Township and will be kept on file in the office.

Manager Steve Sawyer

- **Ephrata Manor – Parking Lot Expansion.** Manager Sawyer provided the Board of Supervisors with an email dated July 23, 2019 from Neal Reichard of Ephrata Manor. Ephrata Manor is proposing a 25 space parking lot addition on their property located at 99 Bethany Road. Manager Sawyer and Jim Caldwell recommended that a revised Land Development Plan should be required for this project.

A motion was made by Ty Zerbe directing staff to notify Ephrata Manor that a revised Land Development Plan will be required for the proposed 25 space

parking lot addition at 99 Bethany Road. The motion was seconded by Tony Haws and carried unanimously.

- **August ZHB Hearings.** Manager Sawyer stated that the Township received three (3) Zoning Hearing applications for August 20, 2019. Conestoga Valley Mennonite Church is proposing to build a new church at 535 Indian Run Road; Woodcrest Transport is requesting to use an existing building currently occupied by Cocalico Automotive for storing and servicing Woodcrest Transport trucks at 10 Valley View Drive; and Murrell Court Partners is requesting 19 Helen Avenue and 523 West Trout Run Road properties continue to use an existing building on each property as a self-storage facility. After discussion, the Board of Supervisors did not feel that the Township should take a position or present testimony at any of the three (3) hearings.
- **Ephrata Baseball Association – Fall Field Reservation.** Manager Sawyer presented to the Board of Supervisors a fall field reservation request from Ephrata Area Baseball Association to use the baseball field at the Ephrata Township Park for their U12 team.

A motion was made by Tony Haws to approve the Ephrata Area Baseball Association U12 baseball team to use the baseball field at the Ephrata Township Park as per the schedule submitted. The motion was seconded by Ty Zerbe and carried unanimously.

- **Request for Plaque on Rail Trail Bench.** Manager Sawyer presented to the Board of Supervisors an email from a Township resident, Ron Vogt requesting a plaque be placed on a bench that is located along the trail just east of the Cocalico Creek Bridge in honor of Laurie Vogt who passed away and enjoyed many hours walking the rail trail with family and friends. A similar plaque has been placed on a bench in Ephrata Borough. Mr. Vogt contacted the Borough and was told that they charged \$1000.00. Mr. Vogt is offering the same dollar amount to Ephrata Township. After discussion, the Board was in favor of the request and directed staff to contact the family to make the necessary arrangements.
- **Trail Gate – Ephrata Township Community Park.** As part of the Lakeside Villas Development, a new access drive has been constructed on the Community Park property that provides access to the trail on the northern side of the lake. Manager Sawyer is requesting the Supervisors' approval to purchase a gate for the access drive similar to what was installed at the rail trail. A quote from Mellinger Manufacturing was provided but that does not include the powder coating needed.

A motion was made by Ty Zerbe to approve the purchase of a gate and powder coating not to exceed \$1000.00. The motion was seconded by Tony Haws and carried unanimously.

- **Caterpillar Grader Delivery.** Manager Sawyer stated that Salisbury Township will be delivering the 2000 Caterpillar in the near future and Cleveland Brothers will be conducting an operation training session with the road crew members.
- **Hotel Amendment.** Manager Sawyer stated that Central PA Equities provided the Township with a Cash Escrow Security Agreement on June 17, 2019 and they are now requesting to replace the cash escrow with a letter of credit. An

amendment was provided terminating the cash escrow agreement and approving the Irrevocable Letter of Credit for their review. The Township solicitor has reviewed the amendment and finds it acceptable.

A motion was made by Tony Haws to approve the Amendment to the Nonresidential Land Development Agreement as presented between Ephrata Township and Central PA Equities 28 LLC. The motion was seconded by Ty Zerbe and carried unanimously.

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

- Autumn Hills – MS4 Permit
- Scott Cover – Organic Poultry
- Glenwood Foods – Revised Land Development
- Gary Weaver – Ridge Ave.
- Leroy Martin – Meadow View
- Creek Corner – Site Work
- Ephrata Crossings – Site Work

Jim Caldwell also presented the Board of Supervisors with a draft of a Road Ordinance to Amend the Ephrata Township Road Ordinance to revise regulations relating to street openings and excavations for the Supervisors and staff to review and discuss at a future meeting.

Solicitor Tony Schimaneck

Attorney discussed the status of the Short Term Rental Ordinance that is currently being reviewed by Lancaster County Planning Commission.

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 there was no additional correspondence at this time.

A motion was made by Ty Zerbe to adjourn the meeting at 7:58 p.m. The motion was seconded by Tony Haws and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe