

EPHRATA TOWNSHIP SUPERVISORS' MEETING

December 5, 2017

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
John Weber
Ty Zerbe
Manager: Steve Sawyer
Admin Asst: Jennifer Carvell
Police: Lieutenant McKim
Solicitor: Anthony Schimaneck
Engineer: Jim Caldwell

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

PUBLIC COMMENTS NON-AGENDA ITEMS

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

APPROVAL OF MINUTES

A motion was made by John Weber to dispense with the reading of the November 21, 2017 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT – BUILDING HEIGHT

Attorney Claudia Shank was present on behalf of PIM, Inc. Ms. Shank explained the proposed Building Height Zoning Amendment request. Manager Sawyer stated that the proposed Amendment was reviewed by the Lancaster County Planning Commission and the Ephrata Township Planning Commission. LCPC commended the Township for considering increasing the building height to allow 4 story buildings within the Commercial and Mixed-Use Zoning Districts within the Urban Growth Area. ETPC reviewed the proposed amendment at their October 24, 2017 meeting and also recommended approval. The proposed Zoning Ordinance Amendment has been advertised and could be adopted by the Board at the conclusion of the Hearing.

Clark Stauffer opened the hearing for:

AN ORDINANCE TO AMEND THE EPHRATA TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE EPHRATA TOWNSHIP ZONING ORDINANCE, ADOPTED FEBRUARY 8, 2000, AS AMENDED, TO CHANGE THE MAXIMUM BUILDING HEIGHT REQUIREMENTS FOR

THE COMMERCIAL (C) DISTRICT AND THE MIXED USE (C-2) DISTRICT TO PERMIT PRINCIPAL BUILDINGS TO HAVE A MAXIMUM HEIGHT OF UP TO FIFTY (50) FEET, PROVIDED AN ADDITIONAL ONE (1) FOOT OF SETBACK IS PROVIDED FOR EVERY ONE (1) FOOT OF HEIGHT IN EXCESS OF FORTY (40) FEET.

There was no public comment or questions.

Clark Stauffer closed the hearing and stated that there is a proposed Ordinance Amendment on the floor. The Board of Supervisors could make a motion to approve the amendment, disapprove the amendment or it could be considered at a later date.

A motion was made by Ty Zerbe to approve the Zoning Ordinance Amendment to change the maximum building height requirements in the Commercial and Mixed Use Zoning Districts as prepared and advertised. The motion was seconded by John Weber and carried unanimously.

STAFF REPORTS

Police Report – Lieutenant McKim.

- **Reports.** Lieutenant McKim gave a summary of the calls for service totaling 137 within Ephrata Township for the month of November. The monthly report will be provided to the Township and will be kept on file in the office.

Manager Steve Sawyer

- **PennDot – Truck Access Route.** At the November 21, 2017 meeting Manager Sawyer notified the Board of Supervisors that a letter was received from PennDOT requesting that the Township approve a truck access route on Stevens Road from Line Road to Schoeneck Road. A motion was made directing staff to send a letter to PennDOT, along with exhibits prepared by Rettew Associates, denying the request to use Stevens Road as a Truck Access Route. Manager Sawyer notified the Board of Supervisors that he received a telephone call from PennDOT notifying the Township that they will deny the applicants request due to the justification provided. Manager Sawyer stated that they will be researching other roads in the area so this may not be the last request received.
- **Earned Income Tax – November Distribution.** Manager Sawyer presented the Lancaster County Tax Claim Bureau Earned Income Report for the month of November. The report indicates that the Township's actual earned income tax revenue is currently \$134,000.00 above the estimated amount through November of 2017.
- **PennDOT Project – New Interchange.** Manager Sawyer notified the Board of Supervisors that he attended the meeting at the Ephrata Pioneer Fire Company on Thursday, November 30, 2017 at which time PennDOT presented the plans for the proposed diverging diamond interchange at Route 322 and Route 222. There was discussion concerning horse and buggy traffic in the area. PennDOT stated that they would contact the Township to schedule a meeting with local team residents to hear their concerns or suggestions. Manager Sawyer has placed a link

on the Township's Website that will allow residents to view the proposed interchange. In addition, PennDOT will be providing displays to be placed in the lobby of the Township building.

- **Storm Water Ordinance Amendment.** Manager Sawyer provided the Board of Supervisors with a draft of the Storm Water Ordinance Amendment that was completed by the Township's Attorney and Engineer. The purpose of the Amendment is to clarify and enhance the regulations prohibiting illicit discharge and to define major and minor land disturbances within the Agricultural Zoning District. The amendment would allow certain agricultural projects to be processed as minor storm water plans instead of major storm water plans. Manager Sawyer requested that the Board of Supervisors review the amended ordinance prior to the next meeting. At that time, the Board of Supervisors can decide whether the Township should move forward with advertising for a Public Hearing.
- **Snow Blower Attachment.** Manager Sawyer provided the Board of Supervisors with quotes for a snow blower attachment. Manager Sawyer stated that there is a lead time of 3 - 4 weeks for delivery so he recommended ordering the unit as soon as possible. The snow blower attachment would be paid out of the Capital Reserve Account.

A motion was made by John Weber to approve the purchase of the 72" Bobcat snow blower attachment in the amount of \$4,552.40. The motion was seconded by Ty Zerbe and carried unanimously.

Solicitor Tony Schimaneck gave a brief overview of the projects his office is currently working on. A letter was sent to PennDOT on November 17, 2017 regarding the Township's position and opinion of responsibility for the sinkhole located at 515 North Reading Road. No response has been received at this time.

Engineer Jim Caldwell reported that there are no new plans in the review process.

In addition, Rettew continues to work on the Township's MS4 Program. A Cocalico Creek Regional Planning meeting is scheduled at Ephrata Township on Thursday, December 7, 2017 at 9:00 a.m. to present the findings from the study regarding a joint pollution reduction plan for the municipalities within the Cocalico Creek watershed.

APPROVAL OF BILLS

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

CORRESPONDENCE

John Weber stated that there was no additional correspondence to report at this time.

December 5, 2017 Supervisors' Meeting minutes continued

A motion was made by Ty Zerbe to adjourn the meeting at 7:38 p.m. The motion was seconded by John Weber and carried unanimously.

Clark R. Stauffer

John L. Weber

J. Tyler Zerbe