

EPHRATA TOWNSHIP SUPERVISORS' MEETING

July 19, 2016

The Ephrata Township Supervisors met this date at 7:00 a.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
Solicitor: Charles Sheidy
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 July 5, 2016 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

15 MIDDLE CREEK ROAD – FINAL LAND DEVELOPMENT PLAN

Steve Gergley from Harbor Engineering, Inc. explained that the proposed project is to build a 32' x 75' private school on a 45 acre farm owned by Edward Reiff. The property is zoned Agricultural and the Zoning Hearing Board has approved a Special Exception for the use. The proposed school is for grades K through 8 with 23 students and 3 teachers. There are seven proposed parking spaces and recreation areas. The site will be served by a new on lot sewer system and well. A storm water infiltration basin is proposed to meet the Township's SWM Ordinance. The Board of Supervisors was given Rettew Associates most recent review letter dated July 18, 2016. In addition, Minutes from the Ephrata Township Planning Commission and Lancaster County Planning Commissions' comments were submitted to the Board prior to the meeting.

A motion was made by John Weber to approve a waiver to Section 305 – Preliminary Plan Processing Procedures, based on the justification that was provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a waiver to Section 609.E.8 – Street Trees, based on the justification that was provided concerning visibility and safety concerns. In addition, the Township waives any other ordinance that may become known regarding shrubs along roadways based on the justification provided. The motion was seconded by John Weber and carried unanimously.

A motion was made by John Weber to deny a waiver to Section 403.D.1, 403.D.12, 602.A.7, 603.B, 603.C, 607.A – Required Street Improvements, but to allow the applicant to defer the improvements until such time as the Township, at its sole discretion, determines that the improvements are necessary. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to conditionally approve the final land development plan based on the applicant satisfactorily addressing all of the comments in the Township Engineer's letter dated July 18, 2016. The motion was seconded by John Weber and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Playground Inspections.** Manager Sawyer notified the Board of Supervisors that he met with Kevin Zook, Lititz RecCenter Facilities Director, in regard to playground inspections. Kevin Zook is a certified playground inspector. Manager Sawyer presented to the Board of Supervisors an estimate to conduct a one-time “audit” and “2016 inspection” of the Municipal Park playground, Sycamore Acres playground and Misty Meadows playground in the amount of \$250.00. This is not a state requirement but Manager Sawyer stated that it was a benefit to the Township. In addition, the Maintenance Department will be provided a check list that can be completed weekly while they are doing trash removal at the parks. Mr. Zook is insured therefore the liability would be on him and not the Township as long as all recommendations have been completed by the Township. Mr. Zook recommended annual inspections. The cost to become a certified playground inspector is \$700.00 and is good for three (3) years.

A motion was made by John Weber authorizing staff to move forward with Kevin Zook's proposal to inspect the Municipal Park playground, the Sycamore Acres playground and the Misty Meadows playground in the amount of \$250.00 as quoted. The motion was seconded by Ty Zerbe and carried unanimously.

- **Community Park Playground Repair.** Manager Sawyer notified the Board of Supervisors that a playground repair to the glider at the Township Park was needed. An estimate in the amount of \$24.74 was received from Liberty Parks and Playgrounds. This repair will be made as soon as the part is received.
- **LCATS Summer Event.** Manager Sawyer notified the Board of Supervisors that the LCATS Golf Outing and Dinner has been scheduled for August 30, 2016. Registration forms are being requested for all interested as soon as possible.
- **July Zoning Hearing – Rothsville Road.** Manager Sawyer notified the Board of Supervisors that the Zoning Hearing Board will be holding a public hearing

tonight for a request for a special exception and/or variance at 3170 Rothsville Road. The property is owned by Randall and Cindy Snodderly and the property is zoned residential low density. Mr. and Mrs. Snodderly purchased the property from Nolt's Office Furniture and received zoning approval to operate their business Getz Fire Protection. They have moved their business to Steinmetz Road but are still living at the location. They have an interested tenant, Beam's Music Studio. They need to receive zoning approval for the change in use. The Board of Supervisors did not request representation on behalf of the Township at the tonight's hearing.

- **Construction/Emergency Access – Autumn Hills.** Manager Sawyer submitted to the Board of Supervisors a plot showing a construction/emergency access at Autumn Hills Development. This will be a temporary driveway that will be installed as soon as approval is received from the Conservation District. The proposed driveway will allow construction vehicles to access the development without being on the newly paved roads in phase 1 and 2 of the development. The Board did not have any concerns over the proposed temporary construction/emergency access drive.
- **Police – Representation at Meetings.** Manager Sawyer notified the Board of Supervisors that the Ephrata Police Department requested permission to begin attending one meeting a month. They are requesting to be in attendance at the evening meetings which are held the 1st Tuesday of each month. It was discussed that if there is a time that representation is needed during a morning meeting which is held the third Tuesday of each month an officer will be available. In addition, a report showing the citations for the month of July to date was provided and submitted to the Board. There were no questions or concerns made by the Supervisors at this time.

Solicitor Charles Sheidy

Attorney Sheidy discussed his *Solicitor's Report* with the Board of Supervisors; it is on file in the Township Office.

- **All Around Total Package.** A Notice of Zoning Violation was sent to the property owner of 150 Parkview Heights Road. The property owner must cease and desist using the property for the storage of landscaping and lawn care equipment, trucks and materials. They must begin by July 15 and complete the removal by August 1, 2016 unless they file an appeal which creates an automatic stay pending the outcome of the appeal. Nothing noticeably has changed at the property to date.
- **Autumn Hills Phase II.** Attorney Sheidy is preparing the Maintenance guarantee agreement, bill of sale and sewer easement agreement needed for street dedication. He is still in need of the title binder from Land Transfer. All documents should be completed in time to meet the August 31, 2016 deadline required to receive liquid fuel money from PennDot.
- **Delinquent Street Light.** Charlie Sheidy provided the Board of Supervisors with a listing of each delinquent street light customer and provided a brief summary.

Engineer – Jim Caldwell - reported that there are 40 active projects open for Ephrata Township. The following plans are the most active at this time:

- MS4 – Annual Report
- Cocalico Regional Meeting
- Aldi – Traffic Study
- 15 Middle Creek Rd.
- New Life Church
- Schmidt Asbuilt Plans
- Autumn Hills – MS4 project
- Evangel Church of God

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 reported that there was no additional correspondence to report at this time.

Steve Sawyer notified the Board of Supervisors that Officer Snavelly notified him that the signage at the entrance of the McDonald's at the Ephrata Market Place is not properly marked. The McDonald's entrance was designed to be a "right in and right out only" entrance. A "no left turn" sign is needed on the east bound lane of Route 322 in front of the McDonald's entrance way for the police to be able to cite anyone for making the left turn into the McDonald's. Manager Sawyer notified the Board of Supervisors that he will be contacting PennDot requesting that they contact Ephrata Marketplace to install the sign since this is a state road and it was not required on the Highway Occupancy Permit approved by PennDot.

A motion was made by John Weber to adjourn the meeting at 8:09 a.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

John L. Weber

J. Tyler Zerbe