

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**July 3, 2018**

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  
Ty Zerbe  
Manager: Steve Sawyer  
Admin Assist: Jennifer Carvell  
Lieutenant: Chris McKim  
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 was made by Ty Zerbe to close the Public Comment Period. The motion was seconded by Clark Stauffer and carried unanimously.

### **APPROVAL OF MINUTES**

A motion was made by Ty Zerbe to dispense with the reading of the June 19, 2018 Supervisors' minutes and to approve them as presented. The motion was seconded by Clark Stauffer and carried unanimously.

### **MH EBY – PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

Ben Craddock, P.E from Lancaster Civil Engineering Company and Gary Musselman of M.H. Eby, Inc. were present to present the plan to the Board of Supervisors. Mr. Craddock explained the proposed project. The Ephrata Township Planning Commission and Lancaster County Planning Commission reviewed the plan and their recommendations have been provided to the Board of Supervisors along with Rettew Associates Review Letter dated June 21, 2018.

A motion was made by Ty Zerbe to approve a Waiver to Section 305 – Preliminary Plan Processing Procedures based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 406 – Traffic Evaluation Study based upon the justification provided as it relates to this specific application. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 407 – Wetland Study based on the justification provided as it relates to this specific application. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to deny a Waiver to Section 602.A.7, 603.B, 609.E.8 – Reconstruction of Perimeter Streets, Sidewalks, and Street Trees but to allow the applicant to defer the requirement to reconstruct Alexander Drive to its centerline until the Township determines the improvements necessary. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 603.A.3, 603.A.8, 603.C – Interior Parking lot Landscaping, Parking Area Lighting, Parking Area Paving and Parking Lot Curbing with the condition that parking area lighting be provided for areas open to the public and employees after sunset. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a waiver to SWMO Section 403 – Geologic Investigation based on the justification provided as it relates to this specific application. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a waiver to SWMO Section 409.1.B.3.a – Loading Ratios based on the justification provided as it relates to this specific application. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve the M.H. Eby, Inc. Final Plan based on the conditions contained in Rettew Associates' Review Letter dated June 21, 2018. The motion was seconded by Clark Stauffer and carried unanimously.

JOE BURKHOLDER – STORM WATER MANAGEMENT PLAN

Dave Mease of Diehm & Sons, Inc. was present to present the Board of Supervisors a Storm Water Management Plan for Joe Burkholder. The Storm Water Management Plan was a requirement from a previous project that was completed prior to Township approval. Since that project Joe Burkholder has requested to remove a grain bin and add a building over existing gravel and asphalt. Manager Sawyer stated that the building will be a commercial use building and that a Land Development Plan could be required. The applicant is requesting a waiver of plan processing for this project.

A motion was made by Ty Zerbe to approve a waiver to Section 301 Plan Processing for the demolition of existing structures and construction of a 1,124 square foot building addition. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve the Waiver to Section 201.40.B.4 – Minimum Distance to Downslope Property Line based on the justification and alternative provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve the Minor Stormwater Management Plan based on the conditions contained in Rettew Associates' Review Letter dated July 2, 2018. The motion was seconded by Clark Stauffer and carried unanimously.

**STAFF REPORTS**

**Police Report – Lieutenant McKim**

- **Reports.** Lt. McKim provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of June. The monthly report will be provided to the Township and will be kept on file in the office. The new fireworks law was discussed. Lt. McKim stated that the newly passed fireworks law will most likely add complaint calls to the police department over the July 4<sup>th</sup> holiday.

**Manager Steve Sawyer**

- **Ephrata Borough – Solar Panel Project.** Manager Sawyer notified the Board of Supervisors that the Borough never recorded the Final Land Development Plan for the Solar Facility after it was conditionally approved by Ephrata Township in the Spring of 2016. Since that time, the FEMA flood plain was updated and the regulated floodplain was expanded on this property. The location of some solar panels and fencing must be relocated to be outside of the floodplain. A revised Final Land Development plan was presented along with Rettew Associates' Review Letter dated June 29, 2018.

A motion was made by Ty Zerbe to approve the Revised Final Land Development Plan for the Ephrata Brough Solar Energy Farm based on the conditions contained in Rettew Associates' Letter dated June 29, 2018. The motion was seconded by Clark Stauffer and carried unanimously.

- **Fence Project – Community Park.** Manager Sawyer notified the Board of Supervisors that the fence project that was previously approved will be completed by Agway in the near future.
- **Creek Corner Heights – Time Extension.** Ephrata Township received a letter from Jim Henke of Pioneer Management dated July 2, 2018 granting an extension of time of 90 days for the Township to act on the Preliminary Plan which was submitted May 23, 2017.

A motion was made by Ty Zerbe to accept the 90-day time extension granted by Creek Corner Heights for the plan review of the Preliminary Plan. The new deadline for the Township to act on the plan will be November 14, 2018. The motion was seconded by Clark Stauffer and carried unanimously.

**Engineer Jim Caldwell** reported that there are several plans in the review process.

Creekside Corner – Land Development Plan  
Ephrata Crossing – Subdivision Plan  
Martin - Land Development Plan / Subdivision Plan  
Ephrata Borough – Solar Project  
Lon Martin – Storm Water Management Plan  
Hoover – Final Plan  
Daniel Burkholder – Financial Security Release

Jim Caldwell notified the Board of Supervisors that DEP is now offering a grant similar to the DCNR grant that the Township has previously applied for to complete the Autumn Hills project to improve water quality. Jim Caldwell stated that DEP is favorable for the type of project that Ephrata Township is planning and requested permission from the Township to submit a grant application on their behalf. The estimated cost to prepare and submit the grant is \$1500.00.

A motion was made by Ty Zerbe to authorize Rettew Associates to submit a grant application to DEP for the Autumn Hills water quality project similar to the DCNR grant application for the estimated cost of \$1,500.00. The motion was seconded by Clark Stauffer and carried unanimously.

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 Clark Stauffer and carried unanimously.

CORRESPONDENCE

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

Ty Zerbe requested that staff research selling the common area owned and maintained by Ephrata Township in the Eastbrooke Development. Residents opposed to having the lot be a park so it is currently an open grass lawn area. He directed staff to report an estimated annual cost each year to maintain the lot. After discussion, it was decided that a letter should be sent to the residents in the development if the Township decides to move forward with selling the property.

A motion was made by Clark Stauffer to adjourn the meeting at 8:10 a.m. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe