

EPHRATA TOWNSHIP SUPERVISORS' MEETING

July 5, 2016

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
Sergeant: Philip Snavely
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 June 21, 2016 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

HUBER AUTO GROUP, INC. - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Kevin Varner from Diehm and Sons explained the plan which includes a 3,500 square foot addition onto the existing building, additional parking lot area and a new storm water management facility. The storm water management facility has been designed as an underground retention facility with a liner due to the discovery of a sinkhole in the area.

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

A motion was made by John Weber to approve a waiver to Section 402.C.3 – Existing Features, based on the justification and alternative 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 407 – Wetland Study, based on the justification provided and based on the condition that a note is added to the

plan stating that an on-site inspection was performed and that no wetlands are present. The motion was seconded by John Weber and carried unanimously

A motion was made by John Weber to deny a waiver to Section 602.A.7 – Improvement of Existing Street, 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.

Waiver Requests to section 602.E.5 – Minimum Radii at Street Intersections and Section 602.E.7 – Clear Sight Triangle, were officially withdrawn by the applicant.

A motion was made by Ty Zerbe to approve a waiver to Section 603.A.3 – Interior Parking Lot Landscaping, based on the justification provided and based on the condition that the applicant provide an alternate landscape plan acceptable to the Township. The motion was seconded by John Weber and carried unanimously.

A motion was made by John Weber to approve a waiver to Section 609.B – Commercial and Industrial Landscaping, based on the justification provided and based on the condition that the applicant provide an alternate landscape plan acceptable to the Township. 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 provided and based on the condition that the applicant provide an alternate landscape plan acceptable to the Township. The motion was seconded by John Weber and carried unanimously.

A motion was made by John Weber to approve a waiver to SWMO Section 407.24.a.4 – Minimum Pipe Diameter, 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 SWMO – 409 – Volume Control, based on the justification that was provided and based on the condition that supporting documentation be provided for the ADS Flexstorm and the amount of water quality benefit that will result. The motion was seconded by John Weber and carried unanimously.

A motion was made by John Weber to conditionally approve of the final land development plan based on the applicant satisfactorily addressing all of the comments in the Township Engineer's letter dated June 23, 2016. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Police – Sergeant Snavelly.

Sergeant Snavelly gave a brief overview of the police calls in the Township for the month of June. There were a total of 116 calls with 13 thefts, 19 automobile accidents, 23 disturbances and 34 citations issued.

He also notified the Supervisors that the two new officers hired recently would be starting work for the EPD later this week.

Chairman Stauffer stated that he has observed bicycles not stopping at stop signs. Sgt. Snavelly stated that bicyclists and even horse and buggy operators can be cited for not obeying traffic control devices.

Manager Sawyer stated that he recently was informed that the Lancaster County owned bridge on Garden Spot Road was recently posted with a weight limit of 25 tons. Due to East Cocalico Township prohibiting trucks on Wabash Road, Manager Sawyer was concerned about increased truck traffic of Mohler Church Road.

Manager Steve Sawyer

- **Memorandum of Understanding Agreement – LCPC.** Lancaster County is requesting that all municipalities in the County approve the agreement which allows for expedited County Planning Commission reviews for minor subdivisions and land developments. Manager Sawyer recommended that the Board approve the Agreement.

A motion was made by Ty Zerbe to approve the Memorandum of Understanding Agreement. The motion was seconded by John Weber and carried unanimously.

- Lancaster Bicycle Club – Covered Bridge Metric Century Ride – The club has requested permission to use roads in Ephrata Township on Sunday August 21, 2016 for the ride.

A motion was made by Ty Zerbe to not object to the proposed use of Township roads and to require the Bicycle Club to contact the Ephrata Police Department directly if they need any assistance with traffic control. Fire Police would have to be hired to provide traffic control if needed. The motion was seconded by John Weber and carried unanimously.

- **Grading Project – Ephrata Township Community Park.** Manager Sawyer reported that the grading has been completed at the Township Park per the Grading Easement and Plan approved by the Board at a prior meeting. Manager Sawyer stated that the area has been seeded and stabilized and that the quality of work completed was very good. Supervisor Weber stated that the seed area is starting to “green up” after the recent rainfall.

Solicitor Charles Sheidy

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

- **Delinquent Street Light.** Charlie Sheidy reported that Eric Heckstall has offered to pay \$200 per month on his delinquent street light assessment until paid in full. The Board did not object to the proposed payment plan.

Engineer – Melissa Kelly - reported that the following plans are in the review process:

Huber Auto Group
Middle Creek School
515 N Reading Road
Creek Corner Heights Rezoning

Melissa Kelly also reported that Rettew continues to work on the Township's MS4 Program and that Steve Sawyer and Randy Groome had a meeting last week with Rettew's new MS4 coordinator Kara Kalupson.

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.

A motion was made by Ty Zerbe to adjourn the meeting at 7:55 p.m. The motion was seconded by John Weber and carried unanimously.

Clark R. Stauffer

John L. Weber

J. Tyler Zerbe