

EPHRATA TOWNSHIP SUPERVISORS' MEETING

June 21, 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
Admin Asst: Jennifer Carvell
Lieutenant: Tom Shumaker
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

Ty Zerbe notified staff that a correction was needed to a motion on page 2 under Ephrata Mennonite 5k. The motion needs to be corrected as follows: A motion was made by Ty Zerbe directing staff to notify Ephrata Mennonite School that the Township does not object to the proposed event subject to the school providing a Certificate of Insurance to the Township and the School following direction provided by the Ephrata Police Department.

A motion was made by John Weber to dispense with the reading of the June 7, 2016 Supervisors' Minutes and to approve them as amended. The motion was seconded by Ty Zerbe and carried unanimously.

EVANGEL ASSEMBLY OF GOD CHURCH – PRELIMINARY LAND DEVELOPMENT PLAN

Rob Gabriel from Robert Gabriel and Associates presented the preliminary plan to the Board of Supervisors. Evangel Assembly of God is proposing to build a new Church on Hahnstown Road adjacent to the LCBC campus. The proposed development on this property is based on a Settlement Agreement between the Church and the Township dated August 17, 2004. The proposed 44,068 square feet Church building will have a seating capacity of 575. 230 parking spaces are proposed on the site which is in compliance with the parking requirements of the Zoning Ordinance. Rettew Associate's review letter dated May 25, 2016 was provided to the Board of Supervisors prior to the

meeting. The Board of Supervisors were also provided with the Lancaster County Planning Commission's comments and the Ephrata Township Planning Commission's minutes from their meeting on March 22, 2016.

A motion was made by John Weber to approve the Waiver Request to Section 402.A.1 – Plan Scale based on the justification provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Waiver Request to Section 602.E and 602.J – Street Intersection and Access Drive based on the justification provided subject to the approval from the Planning Commission at their next Meeting scheduled for Tuesday, June 28, 2016. This is a new request submitted after the last Planning Commission Meeting. The motion was seconded by John Weber and carried unanimously.

A motion was made by John Weber to approve the Preliminary Land Development Plan conditional upon the applicant addressing all of the outstanding comments in Rettew's Letter dated March 25, 2016 and the Planning Commission's review and approval at their next meeting scheduled for June 28, 2016. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Road Superintendent – Tom Huber

Tom Huber was not in attendance.

Police – Lieutenant Shumaker.

Lieutenant Shumaker gave a brief overview of the counts reported to date in the month of June. A full report is given to the Township monthly. He also notified the Supervisors that two (2) officers have completed their training and two (2) more will begin training. A new fleet of vehicles consisting of 8 chargers and 5 explorers have been ordered and all vehicles will be equipped with all wheel drive.

Manager Steve Sawyer

Manager Sawyer was not in attendance.

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 provided the Board of Supervisors with a listing of each delinquent street light customer and provided a brief summary.
- **Case Law.** Attorney Sheidy summarized a case involving municipalities that share roads and the responsibilities of each municipality. Ty Zerbe suggested installing a stop ahead sign at the intersection of Mohler Church Road and Maple Street where there is a similar situation. The stop sign within the intersection is in Ephrata Borough but the stop ahead sign would need to be located in Ephrata Township.

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

Huber Auto Group
Schmidt Asbuilt Review
Aldi Grocery Store
Middle Creek School
515 N Reading Road
Creek Corner Heights Rezoning
Burkholder Storm Water Management
Autumn Hills Project

Jim Caldwell reported that Rettew continues to work on the Township's MS4 Program.

John Weber stated that the utility companies have not completed the work necessary for the Township to be able to move forward with the widening project at Ridge Avenue and Mohler Church Road. He asked if there was anything Rettew could do to get the utility companies to complete the work necessary to move forward with the project. Jim Caldwell will discuss the Township's options with Steve Sawyer.

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.

Ty Zerbe notified staff that the property owned by Rick Stauffer has not been maintained as requested. The property still has high grass and weeds. Mr. Zerbe requested staff to contact Mr. Stauffer again.

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

Clark R. Stauffer

John L. Weber

J. Tyler Zerbe