

EPHRATA TOWNSHIP SUPERVISORS' MEETING

March 5, 2019

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
Tony Haws
Ty Zerbe
Admin Asst: Jennifer Carvell
Police: Chris McKim
Engineer: Jim Caldwell
Solicitor: Tony Schimaneck

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 Tony Haws and carried unanimously.

APPROVAL OF MINUTES

Ty Zerbe stated that he found a correction on page 4 under the Tree of Life – Request to Clean Vents / Duct Work section. The sixth sentence should read; “Manager Sawyer recommended that the Board authorize him to notify Tree of Life that the Township will not pay to have the duct work cleaned, but that Tree of Life can hire someone to clean the duct work if they want it done”.

A motion was made by Tony Haws to dispense with the reading of the February 19, 2019 Supervisors' Minutes and to approve them as corrected. The motion was seconded by Ty Zerbe and carried unanimously.

KURTZ / WEBER REVISED FINAL PLAN

John Diehm from Diehm and Sons was present to present the plan. The proposed plan would be to add a .841-acre portion of the Kurtz property to the Weber property. There are no improvements proposed with the plan. The Ephrata Township Planning Commission's recommendations and Rettew Associates review letter dated February 18, 2019 was provided to the Board of Supervisors prior to the meeting for their review.

A motion was made by Ty Zerbe to approve the Kurtz / Weber Revised Final Plan based on Rettew Associates letter dated February 18, 2019. The motion was seconded by Tony Haws and carried unanimously.

EPHRATA CROSSING PRELIMINARY PLAN

Chris Venarchick from RGS Associates, Attorney, Claudia Shenk of McNees Wallace & Nurick, LLC and Rick Stauffer from PIM, Inc. were in attendance to present the proposed Preliminary Plan. The Ephrata Township Planning Commission and Lancaster County Planning Commission recommendation along with a review letter from Rettew Associates dated February 18, 2019 was provided to the Board of Supervisors for their review prior to the meeting. At the February 19, 2019 meeting, the Board of Supervisors tabled their action on the Ephrata Crossing Preliminary Plan as presented until such time as staff has reviewed all agreements that have been discussed. Attorney Schimaneck notified the Board of Supervisors that a separate Developer's Agreement has been prepared by the Developer's Attorney and that Township staff has reviewed the Agreement and finds it to be acceptable. Mr. Venarchick explained the waivers that were requested with the plan.

A motion was made by Tony Haws to approve a Waiver to Section 602.B.5 – Centerline Radii based upon the justification and alternative provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 602.E.7 – Clear Sight Triangles based on the justification provided conditional that the available sight distances at the intersections meet the minimum required safe stopping sight distances (MSSSD) and 45' clear sight triangles are provided on lots 3, 4, 5, & 6. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve a Waiver to Section 603.A.2 – Buffer Planting Area subject to the applicant providing an alternative landscape plan, acceptable to the Township, that includes a planting plan along all disturbed areas and the base of the retaining wall from the outfall structure of SWMF-3 to Wetland B on Lot 1 and from the Lot 1/Lot 2 lot line to the southeast corner of Lot 2 and the proposed retaining walls have a stamped/patterned stone façade. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 603.A.3 – Internal Parking Landscaping based upon the justification and alternative provided. The motion was seconded by Tony Haws and carried unanimously.

The waiver request to Section 603.B.3 – Sidewalk Width was withdrawn.

A motion was made by Ty Zerbe to approve a Waiver to Section 602.C.3 – Streets – Vertical Curves based upon the justification and alternative provided. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve a Waiver to 602.J.5 – Streets – Access Drives based upon the justification and alternative provided with the condition that an access and maintenance easement, in a recordable form acceptable to the Township be provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to SWMO Section 409.1.B.3.b – Loading Ratios with the conditions that: 1) additional infiltration testing be performed (in those cases where current testing does not align with the BMP location and elevation) as part of each final plan; and 2) a letter of support for the loading ratios be provided from the geotechnical engineer as part of each final plan. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Ty Zerbe to approve the Ephrata Crossing Preliminary Plan subject to Rettew Associates Review Letter dated February 18, 2019 and an executed Developer's Agreement. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Police Report – Lt. Chris McKim

- **Reports.** Lt. McKim provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of February totaling 110 incidents. The monthly report will be provided to the Township and will be kept on file in the office.

Manager Steve Sawyer

- **Rothsville Road – PennDOT Letter.** The Township received a letter dated February 15, 2019 from Jason Bewley of PennDot notifying Warwick Township and Ephrata Township that after conducting a traffic study the request to change the posting of the existing 55 mph speed limit to 40 mph speed limit was not justified.
- **Ephrata Crossing Developer's Agreement.** Attorney Schimaneck stated that a Developer's Agreement by and between the Township of Ephrata and Property Investing and Management, Inc. was prepared and ready for execution. The details in Rettew Associates Letter dated February 18, 2019 is included in the Agreement. The Developer has agreed to the language as presented and executed the Agreement prior to the meeting.

A motion was made by Tony Haws to approve and execute the Developer's Agreement by and between the Township of Ephrata and Property Investing and Management, Inc. as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Seasonal Worker – Max Schrom.** Staff notified the Board of Supervisors that the Township budget included hiring a seasonal worker to assist the maintenance department with 2019 road work. The Township was notified that Max Schrom who worked for the Township over his college summer break a few years ago was available to help again.

A motion was made by Tony Haws to approve the hiring of Max Schrom as the Township's seasonal worker. The motion was seconded by Ty Zerbe and carried unanimously.

- **Advertise for Full-Time Maintenance Worker.** Staff notified the Board of Supervisors that an advertisement is being placed in the March 6th and March 11th edition of the Ephrata Review for a full-time road maintenance employee to replace Thomas Huber who will be retiring in June.

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

Creek Corner Heights
Ephrata Crossing – Final Plan
Ephrata Crossing Phase 1 – Hotel
Autumn Hills Development
Weaverland Mennonite Homes

Solicitor Tony Schimaneck

Solicitor Schimaneck stated that he had nothing more to report.

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 Tony Haws and carried unanimously.

CORRESPONDENCE

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

A motion was made by Tony Haws to adjourn the meeting at 8:15 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe