

EPHRATA TOWNSHIP SUPERVISORS' MEETING

May 18, 2021

The Ephrata Township Supervisors met this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania. The meeting was conducted in person and virtually utilizing Microsoft Teams.

A notice was posted on the Township Building and also on the Township website notifying the general public that they can attend the meeting in person or participate in the meeting by calling the number and entering the meeting ID. We also notified the public that the Township will accept public comments by e-mail or by written comments that can be dropped in the mail slot of the Township building.

Present were Supervisors: Clark Stauffer
Tony Haws
Ty Zerbe
Manager: Steve Sawyer
Admin Assist: Jennifer Carvell
Police: Chief John Petrick
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 Tony Haws and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the May 4, 2021 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

ANTHONY PETERSHEIM – POSSIBLE REZONING 1440 DIVISION HIGHWAY

Anthony Petersheim of Lancaster Design was present to discuss a possible rezoning of a portion of 1440 Division Highway. The property consists of 57.5 acres of land which contains a single-family dwelling, agricultural fields and large agricultural buildings. The applicant is requesting consideration to rezone a 5.76-acre tract of land on the eastern side of the property along Division Highway from Agricultural to Mixed Use. The adjoining property to the east is currently zoned Mixed Use. The purpose of this rezoning is so that the neighboring property, Village Market, can expand and relocate their current retail market and bakery business. The landscape and flower business

would stay in its current location. The Board was not opposed to considering the rezoning request if the land was added to the property owned by Village Market. The Board recommended that the property owners engage an engineering firm to provide input on a possible lot add-on plan and PennDOT requirements for a Highway Occupancy Permit for a new access drive prior to formally submitting a Rezoning Petition.

STAFF REPORTS

Police Department – Monthly Report.

Police Chief John Petrick was in attendance. Chief Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of April. There were 378 total incidents which included 5 arrests and 14 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

Chief Petrick stated that the Ephrata Police Department has been actively updating their Facebook page to provide the public with information such as the opening of the Diversion Diamond which began functioning as designed Monday morning.

Manager Steve Sawyer

- **PennDOT Letter – Hahnstown and Glenwood Drive Intersection.** Manager Sawyer provided the Board of Supervisors with a letter dated May 7, 2021 from Jason Bewley of PennDOT in response to a request from the Township and local residents for a multi-way stop study for the intersection of Hahnstown Road and Glenwood Drive. PennDOT conducted a traffic study and the elements that were considered were a three (3) year crash study, geometric review, sight distance, speed data, and traffic volume. The results of the study indicate that a multi-way stop is warranted. PennDOT will install a new stop sign configuration on Wednesday, May 19, 2021. The new configuration will be marked by Stop Ahead signs with flashing amber lights, as well as flashing red lights on the new stop signs. The amber lights will remain in place for 30 days and the red lights will remain in place for 60 days. In addition, there will be variable message boards (VMS) alerting motorists in both direction of the new stop conditions on Hahnstown Road. Chief Petrick stated that he will assign additional police presence and also place the information on the Ephrata Police Facebook Page to help educate the local public.
- **Signature Custom Cabinetry – PennDOT Road Improvements.** Manager Sawyer notified the Board of Supervisors that a Highway Occupancy Permit is required for their Revised Final Plan. The proposed building addition and road improvements were presented to the Board of Supervisors for information purposes only at this time. The Revised Final Plan will be reviewed by the Ephrata Township Planning commission at their May meeting.
- **Tenant – Renovations to Township Building.** Manager Sawyer notified the Board of Supervisors that the Tenant in the lower level of the Township Building is requesting permission to renovate a portion of the building. The tenant is proposing to add a private office space approximately 12 ½ x 14 in the old police

squad room. Manager Sawyer recommended approval of the proposed renovation and that the Township waive the administration fee of the building permit. Sealed Architectural Plans will be required and the project will be reviewed and inspected by ABI, Inc., the Township's Building Inspection firm.

A motion was made by Ty Zerbe to approve the proposed renovations to the lower level of the Township Building and to waive the zoning and administration fees as recommended. The motion was seconded by Tony Haws and carried unanimously.

- **Ephrata Crossing Phase 1 (Hotel) – Financial Security Reduction.** The Board of Supervisors were provided with a letter from Rettew Associates dated May 12, 2021 regarding a request for a reduction of Financial Security for Ephrata Crossing Phase 1 (Hotel). Jim Caldwell recommended a full release of the remaining outstanding balance in the amount of \$96,297.08 conditional upon his letter dated May 12, 2021.

A motion was made by Tony Haws to approve the full release of the financial security for Ephrata Crossing Phase 1 (Hotel) East in the amount of \$96,297.08 conditional upon Rettew Associate's letter dated May 12, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

- **Pavilion Rental – Occupancy Limits 5/31/21.** Manager Sawyer stated that Governor Wolf increased outdoor gatherings from 50% to 75% capacity this week and 100% capacity beginning June 1, 2021. Manager Sawyer recommended allowing groups renting the pavilion at the Ephrata Township Park to increase to 75 people beginning this week and groups up to 100 people beginning June 1, 2021.

A motion was made by Ty Zerbe authorizing the pavilion to be rented to groups of 75 people or less beginning today and 100 people or less beginning June 1, 2021. The motion was seconded by Tony Haws and carried unanimously.

Engineer Jim Caldwell reported that there are several plans in the review process and construction observation phase:

- MS4 – Autumn Hills Project
- Signature Cabinetry
- Glenwood Foods
- Ephrata Crossing
- Garden Spot Equipment Auction
- Weaver Superior Walls – Field Inspections
- Harnish – Lot Add-On

Jim Caldwell notified the Board of Supervisors that a grant is available for MS4 projects such as the proposed project at Autumn Hills through Lancaster County Clean Water Consortium. This grant could be used for the portion of the cost of the project that is not

paid by the approved DCNR grant. Jim stated that the cost to prepare the application is estimated to be \$3,000.00. He also stated that he will have a discussion with Lancaster County Clean Water to see if this project appears to be favorable or not prior to submitting the grant application.

A motion was made by Ty Zerbe authorizing Rettew Associates to move forward with meeting with Lancaster County Clean Water Consortium regarding the Autumn Hill Storm Water project and if the project appears to be favorable to submit a grant application on behalf of Ephrata Township. The motion was seconded by Ty Zerbe 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 Tony Haws and carried unanimously.

CORRESPONDENCE

Tony Haws stated that there was no additional correspondence at this time.

A motion was made by Tony Haws to adjourn the meeting at 8:46 AM. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe