

EPHRATA TOWNSHIP SUPERVISORS' MEETING

May 7, 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
Manager: Steve Sawyer
Admin Asst: Jennifer Carvell
Police: Lt. Shumaker
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

Harold Zimmerman of 118 Royer Road was in attendance. Mr. Zimmerman stated to the Board of Supervisors that he recently received approval from the Zoning Hearing Board to build a barn for his animals, farm equipment and to operate a small business. Harold stated that he has no employees and his retail business consists of mostly UPS deliveries and two (2) customers at the most per week. The reason he was in attendance is because he received his first building code plan review letters from ABI and he is requesting some building code relief from the Township. Manager Sawyer stated that he had not had the opportunity to review the responses from ABI but would the following day and then be able to communicate with Harold at that time.

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

A motion was made by Tony Haws to dispense with the reading of the April 16, 2019 Supervisors' Minutes and the May 1, 2019 Special Meeting Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Police Report – Lt. Tom Shumaker

- **Reports.** Lt. Shumaker provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of April totaling 158 incidents. The monthly report will be provided to the Township and will be kept on file in the office.

Manager Steve Sawyer

- **PIM Inc. PennDot Grant - Resolution.** Manager Sawyer stated that PIM, Inc. has requested that Ephrata Township approve a resolution that is required by PennDOT as a condition of the Multi-Modal Transportation Grant. Manager Sawyer stated that this Resolution was reviewed by the Township Solicitor and an Agreement between Ephrata Township and PIM has been executed regarding the construction and maintenance of the storm water facilities within the PennDOT R-O-W.

A motion was made by Ty Zerbe to approve the resolution as presented. The motion was seconded by Tony Haws and carried unanimously.

- **UGI Plans – Gas Main Extension in the Township.** Manager Sawyer stated that he attended a meeting with UGI and Ephrata Borough to discuss the proposed gas line extension through Ephrata Borough and into Ephrata Township. The gas mains proposed in Ephrata Township will be in East Fulton Street to provide service to the new Lakeside Villa Development and the Ephrata Crossings project. The project is expected to be completed by the end of September. The plans were presented to the Board of Supervisors for their review.
- **Agricultural Forum.** A letter dated April 24, 2019 from Carolyn Hildebrand from West Cocalico Township was presented to the Board of Supervisors for their review prior to the meeting. Manager Sawyer stated that the Cocalico Creek Watershed and the ELANCO Source Water Protection Group are partnering together to host an Agricultural Forum at Shady Maple on December 9, 2019. The goal is to provide opportunities for farmers to hear about cover cropping, no-till farming, riparian buffers, nutrient management and manure management. They are requesting \$500.00 from municipalities who are sponsoring this event. The municipalities can use this event as part of their MS4 requirements for public education. After discussion, Manager Sawyer was directed to get some additional information as to how any extra funds received would be distributed.
- **Conservation District MOU.** Ephrata Township received a Memorandum of Understanding from the Lancaster County Conservation District dated April 6, 2019. Manager Sawyer recommended the Board of Supervisors approve the MOU as required to validate the linkage between Ephrata Township and LCCD as required by Municipal Separate Storm Sewer System (MS4) protocol.

A motion was made by Ty Zerbe to approve the Memorandum of Understanding from the Lancaster Conservation District dated April 6, 2019 as presented. The motion was seconded by Tony Haws and carried unanimously.

- **501 Alexander Drive – Time Extension to Act on the Plan.** A letter dated April 23, 2019 from Edward Ostrowski of the ELA Group on behalf of 501 Alexander Drive was received granting the Township a 90-day time extension to review the Land Development Plan. Manager Sawyer stated that this will be their third time extension and no action has been made by 501 Alexander Drive.

A motion was made by Tony Haws to accept the 90-day time extension granted by 501 Alexander Drive for the plan review period with the understanding that

future extensions will not be accepted without new submittals and good cause. The motion was seconded by Ty Zerbe and carried unanimously.

- **Creek Corner – Time Extension to Record the Plan.** A letter dated May 1, 2019 from James Henke of Pioneer Management, LLC on behalf of Creek Corner Heights, LLC was received by Ephrata Township requesting an additional 60 days to satisfy the outstanding comments and record the plan. The plan is due to expire on May 20, 2019.

A motion was made by Ty Zerbe granting the 60-day time extension to satisfy the outstanding comments and record the plan for Creek Corner Heights. The motion was seconded by Tony Haws and carried unanimously.

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

Creek Corner Heights
Ephrata Crossing Phase 1 – Hotel
Glenwood Foods
Denver Wholesale Foods – Traffic Study
Autumn Hills - MS4 Project
Weaver Precast – Sketch Plan

Solicitor Tony Schimaneck

Solicitor Schimaneck stated that his office is currently working on the draft of a Video Gaming Terminal Ordinance.

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 recognized and commended Robert Croft for the completion of 35 years of service as an employee of the Ephrata Township Maintenance Department. 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 8:18 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe