

EPHRATA TOWNSHIP SUPERVISORS' MEETING

November 1, 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
Ty Zerbe
Police: Lt. Chris McKim
Solicitor: Charles Sheidy
Engineer: Jim Caldwell
Admin. Asst.: Jennifer Carvell

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 Clark Stauffer and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Ty Zerbe to dispense with the reading of the October 18, 2016 Supervisors' Minutes and to approve them as written. The motion was seconded by Clark Stauffer and carried unanimously.

ALDI GROCERY STORE – PRELIMINARY LAND DEVELOPMENT PLAN

Ryan Gram from Kimley-Horn, was present on behalf of ALDI Grocery Store. ALDI is proposing a 4,000 square foot addition to the existing CK Sportswear building located at 830 East Main Street. The project will include expanding and reconfiguring the existing parking lot. The Board of Supervisors received Rettew Associates' letter dated October 19, 2016, Ephrata Township Planning Commission recommendations, and Lancaster County Planning Commission comments prior to the meeting.

A motion was made by Ty Zerbe to deny a Waiver to Section 602.A.7 – Reconstruction of Existing Street, but to allow the applicant to defer the reconstruction of the private street until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to deny a Waiver to Section 603.B.1 and 603.B.2 Installation of Sidewalk, but to allow the applicant to defer the installation until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 612.D – Emergency Access, based on the justification that was provided and subject to the condition that the applicant provides a review and concurrence from the emergency service providers that an emergency access is not needed. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to conditionally approve the Preliminary Land Development Plan for ALDI Grocery Store based on Rettew Associates' Letter dated October 19, 2016. The motion was seconded by Clark Stauffer and carried unanimously.

DENVER WHOLESALE FOODS – REVISED FINAL LAND DEVELOPMENT PLAN

Tom Matteson from Diehm and Sons, Inc. presented the revised final plan to the Board of Supervisors. Denver Wholesale Foods is proposing a 30' x 70' addition onto the existing building. The addition will be used for repackaging product and there will be only one additional employee added. Existing parking is more than adequate to the operation. Storm water from the addition will be piped to the existing detention basin which has sufficient capacity to handle the additional runoff. The Board of Supervisors received Rettew Associates' review letter dated October 12, 2016, the Ephrata Township Planning Commission recommendations, and the Lancaster County Planning Commission comments prior to the meeting.

A motion was made by Ty Zerbe to approve the Revised Final Land Development Plan for Denver Wholesale Foods based on the applicant satisfactorily addressing all of the comments in Rettew Associates' Letter dated October 12, 2016. The motion was seconded by Clark Stauffer and carried unanimously.

OLDE LINCOLN PROPERTY – REVISED FINAL PLAN

Tom Matteson from Diehm and Sons, Inc. presented the Revised Final Plan to the Board of Supervisors. Olde Lincoln Property is seeking approval for a Lot Add-On which would be 2.224 acres purchased from John F. Martin and Sons and join the tract in common with their existing 5.277 acre property. There are no improvements being proposed with this plan. The Board of Supervisors received Rettew Associates' letter dated October 25, 2016, the Ephrata Township Planning Commission recommendations and the Lancaster County Planning Commission comments prior to the meeting.

A motion was made by Ty Zerbe to approve a Waiver to Section 402.A.1 – Plan Scale based on the justification that was provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 402.C.1 – Existing Contours based on the justification that was provided and subject to the condition that the applicant provide topographical information at the required intervals for any future design submission. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to disapprove a Waiver to Section 402.C.4.b – Location and Size of Existing Facilities based on the justification provided; and to approve a Waiver to Section 402.C.1 – Existing Contours based on the justification provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve the Revised Final Plan based on the applicant satisfactorily addressing all of the comments in Rettew Associates' letter dated October 25, 2016. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve the DEP Sewage Planning Non-Building Waiver for the project. The motion was seconded by Clark Stauffer and carried unanimously.

STAFF REPORTS

Police – Lieutenant McKim

- **Monthly Report.** Lt. McKim gave a brief overview of the counts reported for the month of October. There were a total of 125 calls. A full report was also given to the Township and will be kept on file in the office.
- **Pawnbroker and Second Hand Dealer Ordinance.** Attorney Charlie Sheidy stated that he completed a rough draft of the Pawnbroker and Second Hand Dealer Ordinance and was waiting for comments from Manager Sawyer and the Ephrata Police Department. Lt. McKim stated that he will check with Lt. Shumaker on the status of their review.

Manager Steve Sawyer (not in attendance).

- **CM High Proposal – Hahnstown Road / Route 322 Traffic Signal.** An email dated October 25, 2016 and two (2) proposals were submitted to the Board of Supervisors to review prior to the meeting. Jim Caldwell stated that he also reviewed the proposals with his staff and that he recommended approval of the proposal from CM High in the amount of \$17,800.00.

A motion was made by Ty Zerbe to approve the proposal from CM High for a NEMA TS-1, 2-8 Phase Controller Assembly with Type 1 mounting in the amount of \$17,800.00. The motion was seconded by Clark Stauffer and carried unanimously.

- **Evangel Assembly of God – Time Extension.** Ephrata Township received a letter dated October 19, 2016 from Robert Gabriel & Associates, Inc., Engineer for Evangel Assembly of God requesting a time extension of 84 days for the plan review period. The new deadline will be January 17, 2017.

A motion was made by Ty Zerbe to approve the 84 day time extension request made by Evangel Assembly of God. The motion was seconded by Clark Stauffer and carried unanimously.

- **Zoning Hearing Board – Replacement for Scott Cover.** Clark Stauffer stated that Scott Cover is moving out of the Ephrata Township and therefore will need to resign as a member of the Zoning Hearing Board. Staff requested referrals to fill this position. Clark Stauffer did not have any interested referrals at this time. Ty

Zerbe suggested Larry Ray of Ridge Avenue as a possibility but stated that he wanted to wait to make a final decision until Manager Sawyer and Supervisor John Weber were 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.

Engineer Jim Caldwell

- **Autumn Hills Phase 1 and 2 – Financial Security Reductions.** Jim Caldwell presented to the Board of Supervisors two (2) Financial Security Reduction letters dated October 14, 2016.

A motion was made by Ty Zerbe to approve a Financial Security Reduction for Autumn Hills Phase 1 of \$101,150.00 leaving a balance of \$62,136.00 as recommended by Rettew Associates' letter dated October 14, 2016. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Ty Zerbe to approve a Financial Security Reduction for Autumn Hills Phase 2 of \$124,588.64 leaving a balance of \$69,629.34 as recommended by Rettew Associate's letter dated October 14, 2016. The motion was seconded by Clark Stauffer and carried unanimously.

Jim Caldwell gave a brief report of all of the active projects that are open for Ephrata Township. The following is a list of the active projects: MS4 Program, Regional Chesapeake Bay Pollution Reduction Plan, New Life Fellowship Church, Alive Church – Lot Add-on, Creek Corner Heights, Autumn Hills Phase 3, and Evangel Assembly of God – Final Plan.

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 Clark Stauffer and carried unanimously.

CORRESPONDENCE

Clark Stauffer reminded staff that the Lancaster County Convention will be held Monday, November 7, 2016 at Yoder's Restaurant.

A motion was made by Ty Zerbe to adjourn the meeting at 8:23 p.m. The motion was seconded by Clark Stauffer and carried unanimously.

Clark R. Stauffer

John L. Weber

J. Tyler Zerbe