

## EPHRATA TOWNSHIP SUPERVISORS' MEETING

November 16, 2021

The Ephrata Township Supervisors met this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania.

Present were Supervisors: Clark Stauffer  
Ty Zerbe  
Tony Haws  
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 Tony Haws to close the Public Comment Period. The motion was seconded by Ty Zerbe and carried unanimously.

### APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the November 2, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### Police Department – Monthly Report.

Chief John Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of October totaling 413 incidents. There were 19 arrests and 5 traffic citations. Chief Petrick reported that there were no reportable accidents at the Diversion Diamond but there may be an increase of accidents due to fallen leaves and deer this time of year. The monthly report was provided to the Township and will be kept on file in the office.

### Manager Steve Sawyer

- Short Term Rental – Possible Zoning Ordinance Amendment. Manager Sawyer notified the Board of Supervisors that an issue with the recently adopted Short Term Rental regulations has been discovered. Manager Sawyer met with Ed Poorman of ABI regarding the inspection that is required by the Township building inspector.

Mr. Poorman stated that the Township's current Short Term Rental regulations requires a new certificate of use and occupancy for this use. The current regulations would change the use classification from R-1 to a commercial designation. This would require the residence to comply with the commercial UCC codes similar to a hotel/motel and require fire suppression, handicap accessibility, etc. ABI has recommended changes to the STR regulations that would require compliance with the Property Maintenance Code instead of the UCC Building Code. The Board was given a draft of an ordinance that was prepared by Jason Hess of Morgan Hallgren Crosswell and Kane. If the Board of Supervisors decides to move forward with the ordinance amendment, the next step would be to have it reviewed by the Ephrata Township Planning Commission and the Lancaster County Planning Commission.

A motion was made by Ty Zerbe authorizing staff to move forward with submitting the draft Amendment to Short Term Rentals to the Ephrata Township Planning Commission and the Lancaster County Planning Commission for their review and comments. The motion was seconded by Tony Haws and carried unanimously.

- **Mohler Church Road Bridge – Article in LNP.** Manager Sawyer provided the Board of Supervisors with a copy of a Lancaster Newspaper article titled “Infrastructure Wish List”. The Lancaster County MPO is targeting six (6) projects that could be completed with the Federal Infrastructure Bill funds. The Mohler Church Road Bridge in Ephrata Township is one of the projects listed. Manager Sawyer stated that traffic volume on this section of Mohler Church Road is high and continues to increase making the one lane bridge more of an issue. There has also been frequent damage to the bridge from tractor trailer trucks from Denver Wholesale Foods and other businesses in the area. The section of road to the north of the bridge is prone to flooding and is usually the first roadway to be closed in the Township.
- **ZHB Meeting – Joseph Burkholder.** Manager Sawyer provided the Board with a copy of the Zoning Hearing Board application scheduled for November 16, 2021. The applicant is Anthony Petersheim of Lancaster Design Build who is representing the property owner Joe Burkholder who is seeking approval to expand his existing non-conforming use of a fueling business on his farm. The property is located at 1440 Division Highway, Ephrata, PA 17522 and is located in the Agricultural Zoning District. The Board of Supervisors did not wish to become a party to the Hearing or present any testimony at the hearing.
- **Custom Computer Quote – Domain Controller Upgrade to Server 2019.** The Board of Supervisors were provided with an email and proposal from Custom Computer recommending that the Township upgrade the Ephrata Township Domain Controller to Server 2019. A quote was provided to the Board of Supervisors for their review prior to the meeting. Manager Sawyer stated that there was money remaining in the 2021 budget and recommended approving Customer Computer's proposal as presented.

A motion was made by Tony Haws to approve the Custom Computer proposal to upgrade the Domain Controller to Server 2019 in the amount of \$3854.70 as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Replacement for Leon Kurtz – ETSA Board.** Manager Sawyer stated that Leon Kurtz has notified the Township that he would like to resign from the Sewer Authority Board at the end of 2021. The Board will need to appoint a replacement for Mr. Kurtz.

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

Glenwood Foods – Construction Observation  
Tommy's Car Wash - Land Development Plan  
Ephrata Crossings Phase 4  
Garden Spot Auto Auction Land Development Plan  
High Point Church - Financial Reduction  
Mohler Church Road Subdivision  
Autumn Hills PRP – Prepare Construction Plans / Bidding Documents

Mr. Caldwell advised the Board that Rettew Associates has prepared an Anticipated Project Schedule which was provided to the Township. The Finalize Bidding and Contract Documents should be completed by December 10, 2021 and submitted to DCNR for their review by December 13, 2021 and perceived back from DCNR by January 14<sup>th</sup> for the Township's approval to advertise at the January 18, 2022 Supervisors' Meeting. Advertising the bids are projected for January 21<sup>st</sup> to be awarded at the Townships Supervisors' Meeting on March 1, 2022. The project should then begin in the Spring with a final completion date of October 1, 2022.

#### 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 he did not have any information to report that was not already discussed.

*November 16, 2021 Supervisors' Meeting minutes continued*

A motion was made by Tony Haws to adjourn the meeting at 8:21 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe