

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**November 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  
Manager: Steve Sawyer  
Admin Asst: Jennifer Carvell  
Police: Lt. Chris McKim  
Engineer: Jim Caldwell  
Solicitor: Anthony Schimaneck

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

### PUBLIC COMMENT PERIOD

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

Tony Haws stated that the motion to approve the minutes should be corrected as follows: "A motion was made by Tony Haws to dispense with the reading of the October 1, 2019 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously".

A motion was made by Tony Haws to dispense with the reading of the October 15, 2019 Supervisors' Minutes and to approve them as corrected. The motion was seconded by Ty Zerbe and carried unanimously.

### ORDINANCE – STREET OPENINGS AND EXCAVATIONS

Manager Steve Sawyer advised the Board of Supervisors that the proposed Ordinance has been advertised and could be adopted at this time. The Supervisors did not have any questions or comments for staff.

Clark Stauffer asked if anyone in attendance had any public comments for:

**AN ORDINANCE OF THE TOWNSHIP OF EPHRATA, LANCASTER COUNTY, PENNSYLVANIA TO REPEAL THE EPHRATA TOWNSHIP ROAD ORDINANCE AND REPLACE WITH A REVISED ORDINANCE REGULATING STREET OPENINGS AND EXCAVATIONS.**

There were no comments from the public.

A motion was made by Ty Zerbe to approve the Street Openings and Excavations Ordinance as prepared and advertised. The motion was seconded by Tony Haws and carried unanimously.

ORDINANCE – NO PARKING ON CUL-DE-SACS DURING SNOW REMOVAL

Manager Steve Sawyer advised the Board of Supervisors that the proposed Ordinance has been advertised and could be adopted at this time. No opposition has been received by staff to date. Signage would need to be purchased and installed if the Ordinance is adopted by the Supervisors. The Supervisors did not have any additional questions or comments for staff.

Clark Stauffer asked if anyone in attendance had any public comments for:

AN ORDINANCE OF THE TOWNSHIP OF EPHRATA, LANCASTER COUNTY, PENNSYLVANIA, AMENDING SECTION 8 OF ORDINANCE NO. 5 BY ADDING REGULATIONS RESTRICTING PARKING DURING SNOW EMERGENCIES AND BY REVISING OTHER SUBSECTIONS TO CORRECT CROSS-REFERENCES.

There were no comments from the public.

A motion was made by Tony Haws to approve the No Parking on Cul-De-Sacs During Snow Removal Ordinance as prepared and advertised. The motion was seconded by Ty Zerbe and carried unanimously.

MH EBY – LOADING RATIO WAIVER REQUEST

Benjamin S. Craddock, PE, President of Lancaster Civil Engineering Company, presented a request for a modification from Section 409.1.B.3.a – Loading Ratios for the MH Eby Final Land Development Plan. A Review Letter dated October 2, 2019 from Rettew Associates was submitted to the Board of Supervisors prior to the meeting for their review.

A motion was made by Ty Zerbe to approve the modification request to the approved MH Eby Land Development Plan to waive Section 409.1.B.3.a – Loading Ratios. The motion was seconded by Tony Haws and carried unanimously.

EPHRATA CROSSING EAST – MODIFICATIONS TO APPROVED LANDSCAPING PLAN

Rick Stauffer of Premier R&G was present to request approval of a modified Landscaping Plan for the Ephrata Crossing East approved Land Development Plan. Rick Stauffer stated that his landscaper notified him that the approved landscape plan contained too many shrubs and trees for the area to be landscaped. He stated that the small landscape areas would become overgrown in the future. In addition, some of the

proposed could impact the underground storm water facilities in the future. Mr. Stauffer presented a modified landscape plan prepared by RGS Associates.

The Subdivision and Land Development Ordinance requires street trees and one tree planted in the parking lot internal landscape area for each ten parking spaces. The Ordinance does not require a specific number of shrubs. Mr. Stauffer requested that the Board approve reducing the number of internal landscape area trees from the original landscape plan which showed ten trees to three trees. He also proposed reducing the number of evergreen shrubs from 207 to 103 (the Township Ordinance does not require a certain number of shrubs).

A motion was made by Tony Haws to approve the revised landscape plan and modification request to reduce the number of interior landscape trees by seven, subject to Mr. Stauffer contributing \$1,750.00 (the developer's cost estimate valued each tree at \$250) to the Township that will be used to plant trees in the Township's Autumn Hills Cocalico Creek Restoration Project. Mr. Stauffer stated that this condition was acceptable to him. The motion was seconded by Ty Zerbe and carried unanimously.

#### STAFF REPORTS

##### Police Report – Lieutenant Chris McKim

- **Reports.** Lt. Chris McKim provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of October totaling 383 incidents. There were 5 arrests and 14 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

##### Manager Steve Sawyer

- **STR Ordinance – PC Reviews.** The Lancaster County Planning Commission and the Ephrata Township Planning Commission reviewed the draft Ordinance and their recommendations were provided to the Board of Supervisors. In addition, Porter Stevens from the Lancaster County Planning Commission was present. After discussion, Manager Sawyer recommended that the Board of Supervisors to approve the changes recommended by the Lancaster County Planning Commission and authorize advertising a public hearing for the proposed ordinance.

A motion was made by Ty Zerbe to approve the four changes recommended by LCPC and to advertise a public hearing for the proposed Short-Term Rental Ordinance as recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

- **Emergency Operations Plan.** Manager Sawyer provided the Board of Supervisors with an updated Emergency Operations Plan prepared by Bill Howard the Township's appointed Emergency Management Coordinator.
- **Fence Project – Ephrata Township Park.** The Ephrata Crossing Phase 1 Hotel Plan required a storm water pipe and precast head walls be installed as part of their stormwater management plan. Agway was hired by Ephrata Township to relocate a portion of the fence that was required as part of the project. Manager

Sawyer stated that the work has now been completed and provided pictures to the Board. The new storm water pipe is a significant improvement to the smaller pipes that were originally installed at this location.

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

- MS4 Permit – Draft Plan Submitted for review
- Ephrata Crossing East – Site Inspections
- Ephrata Crossing – Hotel Site Inspections
- Glenwood Foods – Revised Land Development
- Denver Wholesale Foods
- L & B Water - Parking Lot Expansion

**Solicitor Tony Schimaneck**

Tony Schimaneck stated that there was nothing further to discuss with the Board of Supervisors at this time.

**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 8:15 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

---

Clark R. Stauffer

---

Anthony K. Haws

---

J. Tyler Zerbe