

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**October 15, 2019**

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

Present were Supervisors: Clark Stauffer  
Tony Haws  
Ty Zerbe  
Manager: Steve Sawyer  
Engineer: Melissa Kelly  
Admin Assist: 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 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 October 15, 2019 minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### **Ridge Avenue Tract – Subdivision and Lot Add-On Plan**

Todd Shoaf from Pioneer Management and Gary Weaver were present to present the proposed one lot Subdivision and Lot Add-on Plan. A new 5.4-acre building lot will be created and the property lines of several adjoining lots will be modified. A small portion of the property is located in Ephrata Borough. Ephrata Borough has deferred all plan approvals to Ephrata Township. The Board of Supervisors received the Ephrata Township Planning Commission and Lancaster County Planning Commission's recommendations, in addition to Rettew Associates Review Letter dated September 27, 2019 for their review prior to the meeting.

A motion was made by Ty Zerbe to approve a waiver to Section 305 – Preliminary Plan Processing based on the justification that was provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve a waiver to Section 402.A.1 – Drafting Standards/Plan Scale based on the justification that was provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a waiver to Section 402.C.3 – Existing Features based on the justification that was provided. The motion was seconded by Tony Haws and carried unanimously.

A waiver request to Section 402.C.4.e was officially withdrawn by the applicant.

A motion was made by Tony Haws to disapprove a waiver to Section 402.E.3.a, 403.D.19 – Stormwater Management Plan and Report but allow the applicant to defer the requirement to provide a stormwater management plan and report for proposed Lot 3 until an application is made for any permit to construct any improvements upon the lot subject to the applicant conducting preliminary soil testing demonstrating the proposed lot is generally suitable for infiltration facilities. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a waiver to Section 602.I.3 – Common Driveways based on the justification that was provided with the condition that a revised Access Easement Agreement, in a recordable form acceptable to the Township, is provided. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to deny a waiver to Section 602.A.7, 603.B and 603.C – Reconstruction of Ridge Avenue including Curbs and Sidewalks as it relates to the requirement to reconstruct the Ridge Avenue to its centerline including curbing but allow the applicant to defer the reconstruction of Ridge Avenue, including curb until such times as the Township, at its sole discretion, determines that the reconstruction of Ridge Avenue, including curb are necessary in the area and to allow the applicant to defer the installation of sidewalk along the frontage of 308 Ridge Avenue until improvements are constructed on Lot 3, with the condition that the sidewalk on Lot 2 be replaced during the installation of sidewalk on 308 Ridge Avenue. The motion was seconded by Ty Zerbe and carried unanimously.

A waiver request to Section 402.C.4.e was officially withdrawn by the applicant.

A motion was made by Ty Zerbe to deny a waiver to Section 609.E – Street Trees but allow the applicant to defer the installation of the street trees until the sidewalk is installed, with the condition that any trees removed or damaged during construction would be replaced. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve the Subdivision and Lot Add-On Plan based on the conditions contained in the Township Engineer's letter dated September 27, 2019. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **MH Eby – Modification Request.** Manager Sawyer notified the Board of Supervisors that MH Eby has submitted a modification request from their original approved land development plan. The modification is to waive Section 409.1.B.3.a – Loading Ratios. A Review Letter dated October 2, 2019 from Rettew Associates was submitted to the Board of Supervisors prior to the meeting for their review. The Board of Supervisors directed staff to get more information as to what was shown on the approved plan and why they now needed to change the loading ratios.

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

- **Comcast Project Update.** Comcast was present at the September meeting requesting road occupancy permits for Copperwood Lane and Sycamore Acres. At that time, Comcast was proposing to place the pedestals within the grass strip between the curb and sidewalk. The Board of Supervisors tabled their decision until further research is completed by Comcast to determine if there are alternatives to placing pedestals in the grass strip. Manager Sawyer stated that Comcast has agreed to notify all property owners within the development. Manager Sawyer also stated that Warwick Township shares the same concerns. Dan Zimmerman, Warwick Township Manager suggested sending a joint letter to Comcast notifying them that if facilities must be located in the grass strip between the curb and sidewalk, they must be located in flush mounted underground boxes.

A motion was made by Ty Zerbe authorizing staff to prepare a joint letter with Warwick Township notifying Comcast that vertical pedestals shall not be installed in the grass strip between the curb and sidewalk. Installations requiring a placement in the grass strip must be completed using a flush mounted unit. The motion was seconded by Tony Haws and carried unanimously.

- **Road Opening Ordinance and No Parking on Cul-De-Sac During Snow Events Ordinance.** Public notices were advertised in the Ephrata Review that the Board of Supervisors will be considering adopting both ordinances at their November 5, 2019 meeting.

**Engineer Melissa Kelly** reported that there are several plans in the review process.

MS4 Program – Grant Application

LB Water

Ephrata Crossing – Hotel Site Work

Weaverland Mennonite Homes – Site Work

### 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 reported that there was no additional correspondence to report at this time.

### 2020 Budget Work Session

Manager Sawyer presented the proposed 2020 general fund budget, highway budget and capital budget to the Board. Randy Groome reviewed the proposed 2020 road projects and a ten-year plan for anticipated roadwork and a five-year equipment replacement/purchase plan.

The Board discussed the Township's 2020 Pollution Reduction Plan project required by our MS4 Program. The project will be on 16 acres along the Cocalico Creek that the Township acquired from GRH Development, Inc., the Developer of Autumn Hills. The proposed improvements will create floodplain benches and eliminate steep vertical banks that slough sediment into the creek with each storm event. The in-stream structures will reduce excessive erosion and sedimentation and provide areas for fish habitat. The project will also include planting the 100-year floodplain (on the Autumn Hills side of the creek) with a multifunctional riparian buffer of native grasses, perennials, shrubs and trees. These proposed improvements will reduce the negative impact that storm water runoff has on local water quality. The project will also include an extension of the Warwick to Ephrata rail trail through the 16-acre parcel. The proposed cost of this project is \$400,000 and we are hoping to receive a \$200,000 DCNR grant to help fund the project.

The Township is also planning to replace our municipal building HVAC system in 2020 due to the age (28 years) and condition of the existing system at an estimated cost of \$141,000.

Police cost in 2020 will be \$1,849,786 which is \$75,004.00 over the 2019 police costs.

For these reasons, the Board discussed a small increase in the real estate tax rate. The Township's current millage rate is 1.17 mills. A .1 mill increase would generate an additional \$78,800 in revenue.

*October 15, 2019 Supervisors' Meeting minutes continued*

A motion was made by Ty Zerbe to approve the 2020 preliminary budget with a .1 mill real estate tax increase. The motion was seconded by Tony Haws and carried unanimously.

The 2020 proposed budget will be advertised and available for review by the public during regular business hours. The 2020 budget is scheduled to be adopted by the Board at their meeting on December 3, 2019 at 7:00 p.m.

A motion was made by Ty Zerbe to adjourn the meeting at 10:05 am. The motion was seconded by Tony Haws and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe