

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**September 19, 2017**

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  
John Weber  
Ty Zerbe  
Manager: Steve Sawyer  
Admin. Asst.: Jennifer Carvell  
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 to close the public comment period was made by Ty Zerbe. The motion was seconded by John Weber and carried unanimously.

### APPROVAL OF MINUTES

A motion was made by John Weber to dispense with the reading of the September 5, 2017 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### MELVYN AND MARTHA WENGER – FINAL SUBDIVISION PLAN

Tom Matteson of Diehm & Sons was present on behalf of Melvyn and Martha Wenger. The Wenger property is currently one tract with two residences and a veterinary clinic. The proposed subdivision will create three (3) lots with one existing use on each lot. There is no new construction or site improvements proposed with the project. Manager Sawyer stated that the plan was reviewed by the Ephrata Township Planning Commission and the Lancaster County Planning Commission and their recommendations were provided to the Board of Supervisors for review prior to the meeting. A copy of Rettew Associates' Review Letter dated August 22, 2017 was also provided. The Wenger's are requesting multiple waivers. Tom Matteson explained the reason and justifications for each waiver and requested action from the Board of Supervisors.

A motion was made by John Weber to approve a waiver to Section 407 – Wetland Study 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 deny waiver requests B, C, D and F as described in Rettew Associates' letter dated August 22, 2017, but to allow the applicant to defer the improvements until such time as the Township, at its sole discretion, determines that the

improvements are necessary in the area. The motion was seconded by John Weber and carried unanimously.

The waiver request for Section 606.G – 100-year Floodplain Easement has been withdrawn by the applicant.

A motion was made by John Weber to approve the Final Subdivision Plan for Melvyn and Martha Wenger conditioned upon Rettew's letter dated August 22, 2017. The motion was seconded by Ty Zerbe and carried unanimously.

#### STAFF REPORTS

##### Manager Steve Sawyer

- **Rufus & Anna Martin/NLR Property, LP Rezoning Petition.** Manager Sawyer requested direction from the Supervisors at the last meeting concerning the Rufus Martin / NLR Property Rezoning Petition. The ETPC recommended approval of rezoning 48.5 acres and the LCPC recommended rezoning 16 acres. After discussion, the Board of Supervisors directed staff to contact the applicants to discuss the Lancaster County Planning Commission's recommendation and to get their position concerning the two options. It was then discussed that if the applicants agree, the Rezoning Petition could be amended to consider two options. Manager Sawyer spoke to all parties as directed and there was no objection to amending the Rezoning Petition to consider both rezoning options. Manager Sawyer also spoke to the Martin / NLR Property's Attorney and he prepared the amended Rezoning Petition as discussed and a copy was submitted to the Board of Supervisors for review prior to the meeting. Manager Sawyer recommended advertising the amended Rezoning Petition for a Public Hearing at the November 7, 2017 Supervisors' Meeting.

A motion was made by Ty Zerbe to authorize staff to advertise a Public Hearing with the intent to adopt a Rezoning Petition on Tuesday, November 7, 2017 at 7:00 PM. The motion was seconded by John Weber and carried unanimously.

- **Financial Security Reduction / Release – Huber Auto, Andrew Bollinger and Summerlyn Green.** Jim Caldwell provided the Board of Supervisors with Financial Security Reduction letters for the Huber Auto Group and Andrew Bollinger dated September 18, 2017 recommending full release of the Financial Security conditional upon the applicants providing as-built plans meeting all Township's requirements.

A motion was made by John Weber to approve the release of Huber Auto's Financial Security in the amount of \$62,070.00 subject to Rettew's letter dated September 18, 2017. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the release of Andrew Bollinger's Financial Security in the amount of \$45,612.45 subject to Rettew's letter dated September 18, 2017. The motion was seconded by John Weber and carried unanimously.

Jim Caldwell stated that GarDel LLC has submitted their As-Built Plans for the Summerlyn Green Subdivision Plan and the plans have been reviewed and are acceptable to Rettew Associates. Jim Caldwell recommended full release of their remaining Financial Security.

A motion was made by John Weber to approve the full release of Financial Security for the Summerlyn Green Development as recommended by Rettew Associates. The motion was seconded Ty Zerbe and carried unanimously.

- **Snow Blower Purchase.** Manager Sawyer notified the Board of Supervisors that the Township's snow blower is more than 20 years old and has had numerous mechanical problems over the last couple of years. Manager Sawyer received price quotes from Martin Repair Shop, Agway, and LH Zimmerman for the purchase of a new snow blower. Manager Sawyer recommended the purchase of a Husqvarna Snow Blower from Martin's Repair Shop. The purchase price quoted was in the amount of \$1,019.96. Rufus also offered to give \$100.00 as a trade-in for the old machine.

A motion was made by John Weber to approve the purchase of a Husqvarna Snow Blower from Martin's Repair Shop in the amount of \$919.96 as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Budget Work Session – October 17, 2017.** Manager Sawyer notified the Board of Supervisors that he is working on a draft of the 2018 preliminary budget. Manager Sawyer requested a budget work session following the next morning Supervisors meeting scheduled for October 17, 2017. All Supervisors stated that they would be available to attend.
- **Election Day – November 7, 2017.** Manager Sawyer received a letter from the Lancaster County Board of Elections and Registration Commission reminding the Township that the next election is Tuesday, November 7, 2017 and the Township Municipal Building will be utilized from 6:00 a.m. to 9:00 p.m.
- **LAMS Trash-A-Thon 2017.** Manager Sawyer notified the Board of Supervisors that the Annual Lititz Area Mennonite School Trash-A-Thon is scheduled for Thursday, October 12, 2017 with a rain date of Wednesday, October 18, 2017. There will be 258 students, plus parents and teachers picking up litter along 240 miles of roadways, plus parks, churches, and commercial properties. The school plans on having lunch at the Ephrata Township Park and requested the use of our public restrooms for all participants.
- **Stewart & Tate Seal Coating Contract.** Manager Sawyer notified the Board of Supervisors that Stewart & Tate was awarded the 2017 Joint Municipal bid for seal coating. The contract required that the seal coating be completed by August 31, 2017. Only a few of the municipalities have had the work completed. A letter

was received from Stewart & Tate on September 18, 2017 notifying the Township that they were behind schedule due to the unusually wet summer season. They stated that if the work could not be completed this fall they planned on completing the remaining municipalities in the spring. Manager Sawyer explained to the Board of Supervisors that the Township budgeted 6 roads within the Township and completing the roads during the school season would create problems with school buses. In addition, completing the roads this fall would create a conflict with the agricultural harvest season. Manager Sawyer requested Board approval to send a letter to Stewart and Tate cancelling the contract for 2017. The roads the Township was planning to seal coat in 2017 would be added to the 2018 seal coat bid.

A motion was made by John Weber to authorize staff to send a letter to Stewart and Tate notifying them that Ephrata Township is cancelling the 2017 Seal Coating Contract. The motion was seconded by Ty Zerbe and carried unanimously.

- **PennDOT Road Improvement Notification.** Manager Sawyer received a letter from PennDOT notifying the Township that they are planning to convert the Route 322/222 interchange into a diverging diamond interchange. Subject to availability of funding, this project is anticipated to begin during the 2019 construction season.

**Township Engineer – Jim Caldwell** reported the following plans are being reviewed:

ALDI – Site Work Inspections  
Autumn Hills Phase 3 – Site Inspections  
Creek Corner Heights - Traffic Improvements/PLDP  
Lakeside Villas – Sketch Plan  
Rufus & Anna Martin/NLR Property Rezoning Petition  
Amendment to Maximum Building Height

Rettew Associates submitted the Township's Pollution Reduction Plan to DEP.

#### **APPROVAL OF BILLS**

A motion was made by John Weber to accept the list of checks written and to pay any bills pending. The motion was seconded by Ty Zerbe and carried unanimously.

#### **CORRESPONDENCE**

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

Manager Sawyer recognized John Weber for 30 years of service and showed the Board the plaque from PSATS for John's Supervisors' Hall of Fame award. The plaque will be displayed in the lobby of the Township building.

*September 19, 2017 Supervisors' Meeting minutes continued*

A motion was made by Ty Zerbe to adjourn the meeting at 7:57 a.m. The motion was seconded by John Weber and carried unanimously.

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Clark R. Stauffer

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John L. Weber

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J. Tyler Zerbe