

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**December 18, 2018**

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  
Admin Assist: 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 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 December 4, 2018 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### EPHRATA CROSSING EAST – PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

Chris Venarchick from RGS Associates and Developer, Richard Stauffer were in attendance. Chris Venarchick gave a brief overview of the Land Development Plan being proposed. The Ephrata Township Planning Commission and Lancaster County Planning Commission reviewed the plan and their recommendations have been provided to the Board of Supervisors along with Rettew Associates Review Letter dated December 17, 2018. Bob Thompson and Attorney Jim McManus were also present. Mr. Thompson stated that the Borough has submitted a Letter of Support to PennDOT for the purpose of the Developer receiving a grant to install a right turn lane at the intersection of Bethany Road and Route 322. Bob Thompson requested that the Township approve the project subject to the condition that road improvements at Bethany Road be included with the proposed road improvements. It was discussed that the PennDOT HOP (and grant request) for the Bethany Road improvements is separate and is not included as part of the HOP application for the Ephrata Crossing and Ephrata Crossing East Land Development Plans currently being considered by the Township. Chris Venarchick explained the waiver requests and Jim Caldwell gave his recommendation.

A motion was made by Ty Zerbe to approve a waiver to Section 305 – Preliminary Plan Processing Procedures based on the justification and alternative provided. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve a waiver to Section 602.C.1 and 602.C.3 – Access Drive Vertical Curves based upon the limited scope of this request and the justification and alternative provided. The motion was seconded by Ty Zerbe and carried unanimously.

The waiver request to Section 602.C.2 – Access Drive Minimum Slope has been withdrawn.

A motion was made by Ty Zerbe to approve the waiver to Section 602.C.4 – Level Area based upon the justification and alternative provided subject to the applicant providing a slope no greater than four (4) percent for a minimum distance of thirty (30) feet behind the STOP bar. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve the waiver to Section 602.E.7 – Clear Sight Triangle based on the justification and alternative provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the SWMO Section 409.1.B.3.b – Loading Ratios based on the justification and alternative provided.

A motion was made by Tony Haws to approve SWMO Section 407.5 – Inlets Along Curb Radius based upon the justification and alternative provided and conditioned upon the Township's review of the drainage design within PennDot Right-of-Way and PennDot approval of the HOP. The motion was seconded by Ty Zerbe and carried unanimously.

There was also discussion regarding horse tie rails being installed in a designated parking space area for the team residents. This was agreed upon by the developer and will be shown on the revised plan.

A motion was made by Ty Zerbe to approve the Preliminary / Final Land Development Plan conditional upon Rettew Associates Review Letter dated December 17, 2018 and PennDOT HOP approval for the required roadway improvements. The motion was seconded by Tony Haws and carried unanimously.

#### 2019 EPHRATA TOWNSHIP BUDGET

The Board of Supervisors held a budget work session on October 16, 2018. The Board directed staff to finalize the proposed 2019 budget as discussed during the work session for preliminary approval at the November 20, 2018 meeting. The Board of Supervisors authorized Manager Sawyer to advertise the preliminary budget as presented and it was available for review by the public. There was further discussion regarding the presentation made by Jim Summers on behalf of the Ephrata Rec Center and also Jim Kiefer on behalf of the Ephrata Pioneer Fire Company. Manager Sawyer stated that

\$2,500.00 was included in the budget for the Ephrata Rec Center and an additional \$5,000 was included for fire company contributions. The 2019 budget does not include a real estate tax increase. The Township millage rate will remain at 1.17 mills.

A motion was made by Ty Zerbe to approve the Budget for 2019 as presented and recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

## STAFF REPORTS

### Manager Steve Sawyer

- **Rail Trail Progress Update.** Manager Sawyer stated that the final inspection of the Rail Trail Bridge is scheduled for Thursday, December 20, 2018. Wilson Consulting will also be in attendance. The split rail fencing is currently being installed by Agway and Warwick Township will also need to install fencing prior to the trail being open to the public. The Board of Supervisors discussed concerns of the speed limit of 55 miles per hour where a pedestrian crossing will be connecting Ephrata Township to Warwick Township. This crossing is located in Warwick Township. Manager Sawyer stated that PennDOT was contacted requesting a speed reduction in the past and the request was denied.

A motion was made by Ty Zerbe directing staff to write a letter to Warwick Township notifying them of safety concerns that Ephrata Township has with the rail trail pedestrian crossing and the current speed limit at Rothsville Road. Staff is to request that Warwick Township contact our local legislators to see if they can assist in getting PennDOT to reconsider lowering the speed limit. The motion was seconded by Tony Haws and carried unanimously.

- **DEP Letter – C2P2 Grant.** A letter from Thomas P. Ford, Director of the Bureau of Recreation and Conservation dated November 15, 2018 was received by Ephrata Township. Rettew Associates on behalf of Ephrata Township submitted a grant for the Restoration of the Cocalico Creek at Autumn Hills and that grant request has been denied. It was explained that there were 396 grant applications received and that they were able to fund 281 applicants. The next application period opens on January 22, 2019 and will end April 10, 2019. Rettew Associates will submit a new application during the next application period. Ephrata Township's goal is to begin the restoration work in Autumn Hills sometime in 2020.
- **Next Meeting – Monday, January 7, 2019.** Second Class Townships are required to meet on the first Monday of the new year to hold their Organizational Meeting. Manager Sawyer informed the Board of Supervisors that the meeting has been advertised and will be held Monday, January 7, 2019 at 7:00 p.m. at which time their regular meeting will also be held. The hearing requested by Sheetz has also been advertised for that date and time.
- **Scott Sweigart – Truck Retarder Complaint.** Manager Sawyer informed the Board of Supervisors that Mr. Sweigart contacted the Township again

complaining of the noise associated with engine retarders in front of his residence at the four (4) way stop at Schoeneck Road and Stevens Road. Mr. Sweigart contacted PennDOT to complain about the noise and he was told that PennDOT would consider the issue if they received a letter from the Township. Mr. Sweigart gave Manager Sawyer the name and number for the PennDot contact. Manager Sawyer explained that currently there are no signs preventing brake retarders currently in the Township. The signs must be approved by PennDot whether it is a State or Township Road. PennDot looks at the slope of the roadway to determine if the signs are warranted or if the retarders are useful to help the truck drivers to stop more easily. Ephrata Township is responsible for purchasing and maintaining the signs. The Township's Traffic Ordinance would need to be amended and the Police Department would need to enforce the signs for it to be effective. The Board of Supervisors directed staff to write a letter to Scott Sweigart stating that himself and the other neighboring residents that are also wanting the Township to install no brake retarder signs to attend a public meeting. At this time, Mr. Sweigart has been the only resident that has complained to the Township.

- **Ephrata Crossing Hotel – Storm Water Discharge and Buffer / Fencing Requirements.** Manager Sawyer and Jim Caldwell presented to the Board of Supervisors the Preliminary Plan for Ephrata Crossings Phase 1 Hotel for the Board of Supervisors opinion on the plans current storm water discharge and buffer and fencing locations. Currently there is a walking trail that is not ADA approved due to slope ratios shown on the plan. They are requesting a waiver for 10 foot of buffer. The storm water discharge is being shown to flow into a second detention basin which leads to 8 inch pipes. The fencing location shown was also discussed. Jim Caldwell will be meeting with Chris Venarchick from RGS tomorrow. He will communicate the changes as discussed and advised by the Board of Supervisors.

#### **Road Superintendent – Randy Groome**

- Randy Groome gave the Board of Supervisors a summary of the work that the road crew completed and the work planned for the remainder of the year. In addition, Randy discussed with the Board of Supervisors types of signage and placement that should be added to the rail trail from the parking lot area at Millway Road to the bridge that connects to Warwick Township. A main rule sign along with additional signs such as closed from dusk to dawn, no winter maintenance, authorized vehicles only, and no horses on the trail will be installed.

**Engineer Jim Caldwell** reported that there are several plans in the review process.  
Creek Corner – Final Land Development Plan  
Ephrata Crossing East – Final Land Development Plan  
Ephrata Crossing Preliminary Plan  
Ephrata Crossing Hotel  
Lakeside Villa Site Inspections

David Patchett - Lot Add-On Plan  
Gary Weaver  
MS4 Annual Report

Jim Caldwell discussed with the Board of Supervisors that the Township currently has an ordinance in place showing the specifications for public streets but there is not an ordinance with construction requirements which would state the specific months of the year that paving work is to be completed and required standards. This year the rain amounts have caused construction sites to be behind schedule and work has been completed in conditions that are not preferred. Rettew has increased their site inspections to be sure that the work is meeting the Township's specifications but recommended adopting an ordinance for construction requirements.

A motion was made by Ty Zerbe authorizing Rettew Associates and staff to prepare a draft of construction standards to accompany the roadway specification requirements ordinance. The motion was seconded by Tony Haws and carried unanimously.

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.

A motion was made by Tony Haws to adjourn the meeting at 9:42 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