

EPHRATA TOWNSHIP SUPERVISORS' MEETING

August 16, 2022

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
Anthony Haws
Admin Assist: Jennifer Carvell
Engineer: Jim Caldwell
Police: Chief John Petrick

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 August 2, 2022 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

MERVIN & LUCY HOOVER – FINAL SUBDIVISION PLAN

Ted Cromleigh from Diehm & Sons presented the plan to the Board. Mervin and Lucy Hoover are the owners of a 38.47-acre farm located at 1723 Diamond Station Road in Ephrata Township and West Earl Township. The Hoovers are proposing to subdivide a one-acre lot in Ephrata Township to construct a single-family dwelling to be used as their residence and a small carriage barn. This portion of the farm is in the Residential Low Density Zoning District. The Board of Supervisors were provided with Rettew Associates Review Letter dated August 3, 2022 for their review prior to the meeting. In addition, the Lancaster County Planning Commission and the Ephrata Township Planning Commission recommendations were provided. Mr. Cromleigh discussed the waiver requests to be considered by the Board of Supervisors.

A motion was made by Ty Zerbe to approve the Waiver to Section 402.A.1 – Plan Scale 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 the Waiver to Section 408.D.12, 508.A, 607.A – Concrete Monuments, 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 deny the Waiver to Section 602.A.7, 603.B, and 603.C- Reconstruction of Existing Streets including Curb and Sidewalk, but allow the applicant to defer improvements until such time as the Township, at their sole discretion, determines that the improvements are necessary in the area. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve the Final Subdivision Plan for Mervin and Lucy Hoover conditional upon Rettew Associates Letter dated August 3, 2022 and the clearing of the brush along the road bank at the discretion of the Township. The motion was seconded by Ty Zerbe and carried unanimously.

471 NORTH READING ROAD – EARTH DISTURBANCE PROJECT

Ed Ostrowski from ELA Group was present on behalf of Scott Cover who is proposing to demolish the building and complete grading work at 471 North Reading Road. On September 1, 2020 the Township approved a Storm Water Management Plan to import fill to the property from a construction site located along East Trout Run Road conditional upon that no mud or dirt is deposited on the roadway during the project. The Lancaster County Conservation District also approved an E&S Plan for the importing of fill. Ed Ostrowski stated that a Minor Land Disturbance / Storm Water Management Plan is being proposed for grading in connection with the proposed building demolition. An Erosion and Sediment Pollution Control Plan dated March 25, 2022 and revised July 1, 2022 has been approved by the Lancaster County Conservation District.

A motion was made by Ty Zerbe to table action on the Earth Disturbance Permit until Mr. Cover provides a schedule for the completion of several projects that he has been working on that are not completed. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

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 July totaling 373 incidents. There were 5 arrests and 4 traffic citations.

Chief Petrick stated that the department is continuing the Park, Walk, & Talk Program which is allowing the officers to engage with the public at locations such as the Ephrata Township Park.

Chief Petrick informed the Board of Supervisors that the County is recommending that each Municipality pass a Resolution regarding Trick or Treat dates. The County is recommending that Trick or Treat be held from 6pm to 8pm on October 31st regarding what day of the week it falls and no rain dates. Ephrata Borough's Public Safety

Committee met and they are going to submit their recommendation to Ephrata Borough Council to approve at their October Council Meeting prior to Trick or Treat.

Manager Steve Sawyer (Jennifer Carvell)

- **2023 Non-Uniform Pension MMO.** Jennifer Carvell stated that the Township is required to pass a motion each year approving a Non-Uniformed Pension Plan Minimum Municipal Obligation for the following year. The Township receives State funding for the majority of the pension plan cost. The Township's actuary, David Killick of Conrad Siegel, reviewed and approved the proposed MMO amount prior to meeting.

A motion was made by Tony Haws to approve the 2022 Ephrata Township Employees' Pension Plan Minimum Municipal Obligation (MMO) in the amount of \$43,270.07. The motion was seconded by Ty Zerbe and carried unanimously.

Township Engineer Jim Caldwell reported that the following plans/projects are in the review process:

- Lincoln Heights Avenue – Sketch Plan
- Tommy's Carwash/Mavis Tire – Site Inspections
- Comcast – Construction Observation-Autumn Hills
- East Mohler Church Subdivision Plan
- Martin Energy - Land Development Plan
- Concept Excavating – Storm Water Management Plan
- Springville Mennonite School
- Allan Martin – Land Development Plan
- Mervin Hoover – Subdivision Plan

Jim Caldwell notified the Board of Supervisors that Rettew Associates has been working on bid material and a sketch plan of the Ephrata Township Park – Clearing Project. Jim Caldwell stated that he is not sure that the changes being made will lower the bids that were received earlier this year. Jim Caldwell requested direction from the Board of Supervisors.

A motion was made by Ty Zerbe to table action at this time. 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

There was no additional information reported.

August 16, 2022 Supervisors' Meeting minutes continued

A motion was made by Tony Haws to adjourn the meeting at 8:20 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe