

## EPHRATA TOWNSHIP SUPERVISORS' MEETING

**December 20, 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  
Manager: Steven Sawyer  
Admin Assist: Jennifer Carvell  
Engineer: Jim Caldwell  
Police: Sgt. Matt Randolph

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 6, 2022 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### STAFF REPORTS

#### **Police Department – Monthly Report**

Sgt. Matt Randolph provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of November totaling 358 incidents. There were 16 arrests and 22 traffic citations.

#### **Manager Steve Sawyer**

- **322 East Mohler Church Road – Waiver of Land Development Plan Processing.** Nick Perilli of McCarthy Engineering was present on behalf of his client Alan Auker of 322 East Mohler Church Road. Alan Auker recently received Zoning Hearing Board Approval to operate a machine shop on the property. Mr. Auker is proposing to construct a 50' x 140' building on the 44.4-acre farm for the business. The proposed land disturbance area will be less than one acre. Mr. Auker has requested a waiver of land development plan processing for the project. The proposed plan was presented to the Board of Supervisors and

Mr. Perilli reviewed the proposed storm water management facilities. Review letters from Rettew Associates and the Lancaster County Planning Commission were provided to the Board of Supervisors prior to the meeting. The Board of Supervisors discussed with Mr. Perilli a number of conditions that they will require if a waiver of Land Development Plan Processing was approved.

A motion was made by Ty Zerbe to approve a Waiver to Section 301 - Land Development Planning Processing conditional upon the following:

1. The Applicant shall include the recently installed gravel area on the south side of the farm lane in the Storm Water Management Plan or remove the stone and stabilize the area; and
2. Remove the junk and debris scattered around the property or store the items inside buildings; and
3. Delineate exterior storage area associated with the proposed machine shop and provide screening from neighboring properties and East Mohler Church Road.; and
4. Provide an acceptable truck turn around area on the plan to avoid trucks from backing into or off of Mohler Church Road; and
5. There shall be no change or expansion in the size of the machine shop building and use without approval from the Township.

The motion was seconded by Tony Haws and carried unanimously.

- **Martin Energy Land Development Plan – Time Extension to Act on the Plan.**

A letter from Diehm & Sons dated December 6, 2022 granting the Township a 120-day time extension to act on the Martin Energy Land Development Plan was received. The current deadline to act on the plan is December 25, 2022 and the new deadline will be April 24, 2023. Staff recommended approving the time extension granted by Martin Energy.

A motion was made by Tony Haws to approve the 120-day time extension granted by Martin Energy to act on the Land Development Plan. The new deadline to act on the plan will be April 24, 2023. The motion was seconded by Ty Zerbe and carried unanimously.

- **East Mohler Church Road Subdivision – Road Closure Schedule/Detour Plan.**

At a prior meeting the Board of Supervisors approved the request to close East Mohler Church Road during the sewer and water lateral connections for the nine lot Subdivision subject to the road closure being permitted from 8 am to 4 pm Monday through Thursday and that the road be temporarily restored with asphalt at the end of each work day. The developer shall be responsible for maintaining the temporary restoration of the disturbed road surface. In addition, the Township required that PennDOT approve the proposed detour route since State roads were being used. Manager Sawyer provided the Board of Supervisors with the detour plan and notified them that construction was scheduled for 1/2/2023 through 1/16/2023.

- **Request for Second Driveway – 20 Old Meadow Valley Road.** Manager Sawyer stated the owner of 20 Old Meadow Valley Road submitted a building permit application for a proposed 24' X 28' pole building and is requesting to place a second driveway on his property off of Middle Creek Road. He currently has one driveway on Old Meadow Valley Road. Manager Sawyer provided the Board of Supervisors with a proposed plot plan and stated that the location of the proposed building was determined by the location of the on-lot septic system. Several trees will be removed in this area so there are no site distance concerns and a minor storm water management plan is also proposed.

A motion was made by Ty Zerbe to approve the request for a second driveway for the property located at 20 Old Meadow Valley Road based on the justification provided. The motion was seconded by Tony Haws and carried unanimously.

- **Zimmerman Excavating Proposal – Community Park Project Clearing Brush.** Manager Sawyer notified the Board of Supervisors that he met with Gerald Zimmerman of Zimmerman Excavating at the park regarding clearing some junk trees and brush on the southern side of the lake. A proposal was received and submitted to the Supervisors for their review prior to the meeting.

A motion was made by Tony Haws approving the proposal from Zimmerman Excavating in the amount of \$11,700.00 as presented. 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:

Cocalico Creek Restoration Project – Construction Observation  
East Mohler Church Subdivision – Site Work  
Ephrata Mennonite School – Site Work  
Alan Auker – Waiver of Land Development Plan Processing  
Martin Energy – Land Development Plan  
Lakeside Villa – As-built Plans

#### **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.

*December 20, 2022 Supervisors' Meeting minutes continued*

A motion was made by Ty Zerbe to adjourn the meeting at 8:11 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