

EPHRATA TOWNSHIP SUPERVISORS' MEETING

January 17, 2023

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
Tony Haws
Ty Zerbe
Manager: Steve Sawyer
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 January 3, 2023 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

PUBLIC COMMENTS NON-AGENDA ITEMS

Chairman Clark Stauffer reopened the Public Comment Period due to the arrival of Representative Keith Greiner. Representative Greiner stated that due to PA redistricting, Ephrata Township was recently added to his District and he presented the Board of Supervisors with an American flag and a State flag. The Board of Supervisors thanked Representative Greiner for attending and invited him to participate in the meeting.

CURTIS HORST/GLEN BOLLINGER – 500 SPRINGVILLE ROAD – REQUEST FOR 2ND DRIVEWAY

The Board of Supervisors were provided with a letter from Bollinger Builders dated January 5, 2023 for their review prior to the meeting. Glen Bollinger and property owner Curtis Horst of 500 Springville Road were present to discuss their request for approval of a second driveway and answer any questions that the Board may have. Mr. Horst is proposing to expand the existing garage/outbuilding on his property and add a second driveway for access from Pleasant View Road. The existing driveway for the house is on Springville Road and cannot be extended to the proposed garage due to the location of the on-lot sewer system. The proposed driveway would have sight distance of 290' to the left and 500+' to the right which will meet PennDOT requirements. Mr. Horst has agreed to remove bushes and trees along Pleasant View Road as part of the project. The Board

of Supervisors discussed with Mr. Horst complaints that the Township has received about the intersection of Springville Road and Pleasant View Road. The complaints are concerning sight distance at this intersection being impacted by a tree stump, mound of dirt and a bush. Mr. Horst stated that if the Township approves a second driveway he would remove the stump, some of the elevated dirt and the bush that is located close to Pleasant View Road. The alignment and width of the proposed driveway was also discussed. Manager Sawyer stated that the Board recently approved a similar request for a second driveway and recommended conditionally approving this request.

A motion was made by Ty Zerbe to approve the proposed second driveway conditional upon the removal of the bushes and three (3) trees along Pleasant View Road and that no trees, bushes or vegetation be planted in this area in the future; the installation of a 25' wide driveway entrance off of Pleasant Valley Road to approve the alignment; and that Mr. Horst remove the stump, part of the mound of dirt and a bush that are located on his property close to the intersection of Springville Road and Pleasant View Road as part of this project. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Police Department – Monthly Report.

Manager Sawyer provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of December totaling 367 incidents. There was 1 arrest and 16 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

Manager Steve Sawyer

- **Short-Term Rental Regulations – Discussion.** Manager Sawyer informed the Board of Supervisors that the Township was the 4th or 5th Municipality in the County to adopt a Short-Term Rental Ordinance in January of 2020. Ephrata Township used the other Municipal ordinances and the County model to create the current Ordinance. At that time, there were several Township property owners interested in pursuing a short-term rental unit so the Township acted fairly quickly to adopt the STR regulations. In August of 2022, Ephrata Township received a complaint from a resident living in a townhouse unit that an adjoining neighbor was operating a short-term rental unit. The Township notified the owner that a short-term rental use must be approved by the Zoning Hearing Board and that he needed to file for a Special Exemption from the Zoning Hearing Board. A Zoning Hearing was held in December and approximately thirty-five residents of the development attended the meeting in opposition to the application. Manager Sawyer contacted the Lancaster County Planning Commission and obtained a list of Municipalities in the County that have now adopted short-term rental regulations. The Board was given a summary of the regulations of eleven municipalities that have adopted STR regulations. Keith Greiner stated that this has become a big issue for municipalities and has also been discussed at the State government level. The Board discussed several proposed changes to Ephrata Township's current regulations. The Board of Supervisors directed staff to work

with the Township Solicitor to prepare a draft amendment to the Short-Term Rental Ordinance with the changes discussed.

- **Appoint Vacancy Board Chairman.** Manager Sawyer notified the Board of Supervisors that Earl Martin has notified the Township that he would be willing to serve as the Vacancy Board Chairman in 2023 if appointed.

A motion was made by Tony Haws to appoint Earl Martin as the Vacancy Board Chairman for 2023. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Youth Soccer Club – Field Reservation Request.** The Township received a request from the Ephrata Youth Soccer Club to reserve the soccer field at the Ephrata Township Community Park for ages 3-10 years of age from March 12th through June 5, 2023.

A motion was made by Ty Zerbe to approve the request from Ephrata Youth Soccer Club to reserve the Ephrata Township Community Park Soccer Field from March 12th through June 6, 2023. The motion was seconded by Tony Haws and carried unanimously.

- **Set 2023 Park Pavilion Rental Rates.** Manager Sawyer stated that rates to reserve the Ephrata Community Park Pavilion are currently at \$100.00 for Ephrata Township Residents and \$150.00 for Non-Township Residents. Manager Sawyer did a comparison of rates for neighboring Municipalities and the amount was in line with the exception that some municipalities have a higher commercial rental rate in addition to residential rates.

A motion was made by Ty Zerbe to keep the Pavilion Rental Rates for the Ephrata Community Park the same as the 2022 rate, i.e., \$100.00 for Residents and \$150.00 for Non-Residents of Ephrata Township. The motion was seconded by Tony Haws and carried unanimously.

Engineer Jim Caldwell Not in attendance.

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 stated that he had nothing additional to add to the meeting.

A motion was made by Tony Haws to adjourn the meeting at 8:55 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe