

EPHRATA TOWNSHIP SUPERVISORS' MEETING

May 16, 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
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 May 2, 2023 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

NOAH STAUFFER – WAIVER OF LAND DEVELOPMENT AND SWM PLAN

John Williamson of Team Ag was present on behalf of Noah Stauffer of 196 Parkview Heights Road to present the proposed plan to construct a 32' x 48' Harness Shop for a home business. John stated that Noah received Zoning Hearing Board approval for the business and is requesting a Waiver of Land Development Plan and approval of the prepared Storm Water Management Plan. A Review Letter from Rettew Associates dated April 21, 2023 and a copy of the proposed plan was provided to the Board of Supervisors for their review prior to the meeting. There will be no employees other than family members so sewer planning is not required. Jim Caldwell recommended approval of the Waiver of Land Development based upon the alternative and justification provided subject to the applicant processing a Stormwater Management Plan per the Ephrata Township Stormwater Management Ordinance.

A motion was made by Ty Zerbe to approve the Waiver Request for Section 305, 306 - Land Development Plan Processing and approve the Storm Water Management Plan conditional upon Rettew Associates letter dated April 21, 2023. The motion was seconded by Tony Haws and carried unanimously.

BURKHOLDER FEED MILL EXPANSION – WAIVER OF LAND DEVELOPMENT

Taylor Groff, General Contractor for the Burkholder Feed Mill Expansion project located at 1440 Division Highway, presented the proposed plan to remove an existing mixer elevator and construct 1474 SF building for receiving a 1263 SF building for mixing/processing. Loading bins will be constructed over the existing scale area. All proposed structures will be constructed over existing impervious areas and no additional stormwater runoff will be generated. Mr. Burkholder received Zoning Hearing Board approval for the business expansion and no additional employees or parking are required. A Waiver of Land Development Plan Processing has been requested. A Review Letter from Rettew Associates dated April 21, 2023 was provided to the Board of Supervisors for their review prior to the meeting. Jim Caldwell recommended approval.

A motion was made by Tony Haws to approve the Waiver Request for Section 305, 306 - Land Development Plan Processing subject to Rettew Associates letter dated April 21, 2023. The motion was seconded by Ty Zerbe and carried unanimously.

CARING ACRES COMMUNITY – SKETCH PLAN

Tom Matteson of Deihm & Sons was present to discuss a 19-acre property owned by Weaverland Mennonite Homes to the east of the Lincoln Christian Homes facility. Approximately 15.5 acres of the property are located in Ephrata Township with the remainder being located in Ephrata Borough. Caring Acres intends to lease a portion of the property to construct a new 22,185 SF building to be used for a new life care facility that will serve adults with mental deficiencies such as autism, Asperger's syndrome, etc. The proposed building would have 32 rooms for residents, rooms for visitors, multipurpose rooms and offices. A proposed phase 2 would add an additional 16 resident rooms. The total number of residents at full build out will be 48. The Board of Supervisors were provided with a Narrative prepared by Diem & Sons and a Rettew Letter dated April 20, 2023. Tom Matteson stated that the most feasible and cost-effective way to hook up public water and sewer would be from the Sycamore Acres side of the property which would require an easement from the Township to cross the Sycamore Acres Park. After discussion, the Board of Supervisors stated that they would consider granting an easement for utilities if Caring Acres Community would be open to funding recreation improvements to the park or other Township parks. Tom Matteson stated that he believes that his client would be open to this idea and he will discuss it with them prior to submitting the land development plan.

CB BURKHOLDER PROJECT – ROAD CLOSURE REQUEST

CB Burkholder recently received Land Development approval for a contactor shop and office building on North State Street just south of the North State Street and Mohler Church Road intersection. The project will include extending the public sewer main from Mohler Church Road to the North State Street property. CB Burkholder has hired Fidelity Contracting to extend the sewer main. Nick Bevan and Richard Burkholder, from Fidelity Contracting, were present to present a proposed road closure and detour plan to the Board. Approval of the detour plan will also be needed from Ephrata Borough and East Cocalico Township. PennDOT approval was recently received. This sewer

extension project will have 3 phases – West Mohler church Road, the intersection of North State Street and Mohler Church Road and North State Street. The work will be conducted Monday through Thursday. Manager Sawyer recommended a time frame of 8 AM to 4 PM for the road closure which is the same time frame permitted for the recently completed Mohler church Road Subdivision project. Placing temporary “no parking” signs in certain areas of the proposed detour route was also discussed. Staff also suggested changing the proposed detour route to include Overlook Drive instead of Misty Lane. Jim Caldwell stated that Rettew is the traffic engineer for East Cocalico and Ephrata Borough so it was recommended to table a decision to approve the proposed road closure and detour plan until Jim Schick of Rettew Associate had a chance to review the plan.

A motion was made by Ty Zerbe to table the road closure and detour plan until the next meeting as recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Police Department – Sgt. Matt Randolph.

Sgt. Matt Randolph was in attendance and provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of April totaling 354 incidents. There were 8 arrests and 28 traffic citations. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- **Appoint Auditor to Replace Trout CPA.** Manager Sawyer informed the Board of Supervisors that the Township was recently notified that Trout CPA will no longer offer auditing services to the Township. Manager Sawyer contacted several neighboring municipalities and Trout CPA provided a list of firms that they would recommend. Staff met with Herbein and Company, Inc. and requested a proposal. The proposal was provided to the Board prior to the meeting. Staff recommended appointing Herbein and Company, Inc. as the Township Auditor.

A motion was made by Tony Haws to approve the appointment of Herbein and Company, Inc. as the Township's Auditor and CPA firm. The motion was seconded by Ty Zerbe and carried unanimously.

- **ENB & PLGIT – Township Depositories.** The Board of Supervisors approved a Resolution for a new Investor Application for PLGIT at a prior meeting. Staff provided the Board of Supervisors with rates for both PLGIT and Ephrata National Bank. Staff gave the Board of Supervisors a memo with a recommendation of funds to be invested in PLGIT.

A motion was made by Ty Zerbe to approve transferring funds into PLGIT Accounts as recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

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

Cocalico Creek Restoration Project – Site Work
CB Burkholder road Closure & Detour Route
Keystone Mills
501 Alexander Drive
Ephrata Crossing – Lot 2
515 North Reading Road
Lakeside Villas – 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

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 8:48 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe