

EPHRATA TOWNSHIP SUPERVISORS' MEETING

November 1, 2022

The Ephrata Township Supervisors met this date at 7:00 p.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania.

Present were Supervisors: Clark Stauffer
Ty Zerbe
Anthony Zerbe
Manager: Steve Sawyer
Admin. Asst.: Jennifer Carvell
Engineer: Jim Caldwell
Solicitor: Tony Schimaneck

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 October 18, 2022 Supervisors' minutes and to approve the minutes as presented. The motion was seconded by Ty Zerbe and carried unanimously.

ALAN H. MARTIN – 197 MARTINDALE ROAD – FINAL LAND DEVELOPMENT PLAN

Todd Geltmacher from Red Barn presented the plan to the Board of Supervisors on behalf of Alan H. Martin. Alan Martin is proposing a second dwelling unit on his +/- 48-acre farm located at 197 Martindale Road. Access to the proposed dwelling will be from an existing driveway entrance onto Martindale Road. The existing dwelling is serviced by an existing modern well with an existing modern septic system. A replacement area for the existing dwelling was located and reserved by the Township Sewer Enforcement Officer. The proposed individual on-lot septic system for the new dwelling will include an at grade on-lot sewer system for grey water and a holding tank for the black water effluent. A stormwater basin will be constructed to control the storm water generated from the new dwelling and driveway expansion along with a cistern. A letter from Rettew Associates dated October 26, 2022 was provided to the Board of Supervisors for their review prior to the meeting along with the Ephrata Township Planning Commission and Lancaster County Planning Commission comments and recommendations. There are several waivers being requested for the project.

A motion was made by Ty Zerbe to approve the waiver request for Section 305 – Preliminary Plan Processing Procedures based on the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to deny a waiver request for Section 602.A.7, 603.B, 603.C, & 602.G.1.c – Reconstruction of Existing Street Trees, Curbing, Sidewalk, and Providing Additional R-O-W, but to allow the applicant to defer the improvements and dedication of additional right-of-way until such time as the Township and/or PennDOT, at their sole discretion, determines that the improvements and/or right-of-way are necessary in the area. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a Stormwater Management modification request for Section 409.1.B.3.a – Loading Ratios subject to the applicant providing documentation signed and sealed by a professional geologist, in support of the proposed loading ratios to Basin A. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve the Final Subdivision Plan for Alan H. Martin of 197 Martindale Road subject to Rettew Associates letter dated October 26, 2022. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Holding Tank Maintenance Agreement – Alan H. Martin.** The Board of Supervisors were provided with a Holding Tank Agreement for Alan Martin's proposed second dwelling unit located at 197 Martindale Road. This Agreement is required per DEP for the necessary well and septic system that has been approved as part of the Final Land Development Plan. This Agreement is required as part of the On-Lot Septic Permit that will be issued by the Township's Sewer Enforcement Officer.

A motion was made by Ty Zerbe to approve the execution of the Holding Tank Maintenance Agreement as presented per the justification provided. The motion was seconded by Tony Haws and carried unanimously.

- **Denver Wholesale Foods – Financial Security Release.** Manager Sawyer notified the Board of Supervisors that at the last meeting the Board of Supervisors approved a reduction to the Financial Security for Denver Wholesales Foods most recent project. Staff has discovered that the Township is still holding a cash escrow from a prior plan that was completed in 2018. All of the required improvements were completed prior to the most recent plan. The developer did not contact the Township to request that the financial security be released. Manager Sawyer recommended authorizing full release of the financial security to DWF, LLC.

A motion was made by Tony Haws to approve the full release of the financial security to DWF, LLC. The motion was seconded by Ty Zerbe and carried unanimously.

- **No Parking Zone - Hammon Avenue.** Manager Sawyer notified the Board of Supervisors that Rettew Associates researched the request for no parking zones on Hammon Avenue after the October 18, 2022 meeting. The area where the no parking zone has been requested meets warrants to prohibit parking because the area is within the clear sight triangle of the intersection. Rettew Associates is recommending that the Township prohibit parking at the following locations:
 1. On the east side of Hammon Avenue from the driveway of 1010 Hammon Avenue to Meadow Valley Road.
 2. On the west side of Hammon Avenue from the driveway of 1011 Hammon Avenue to Meadow Valley Road.
 3. On the east side of Hammon Avenue from the driveway of 1381 Hammon Avenue to Meadow Valley Road.

Manager Sawyer provided a plan showing the three areas. Manager Sawyer added that the Township is currently working on an updated Traffic Ordinance and that these areas could be added to the Ordinance if approved by the Board.

A motion was made by Ty Zerbe to rescind the motion made on October 18, 2022 and to approve prohibiting parking at the three locations recommended by the Township Engineer. The motion was seconded by Tony Haws and carried unanimously.

Solicitor – Tony Schimaneck Solicitor Schimaneck informed the Board that he did not have anything additional information to report at this time.

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

Cocalico Creek Restoration Project - Pre-Construction Mtg.
MS4 Permit Application
Denver Wholesale Foods – As-Built Plan/Financial Release
Alan Martin – Land Development Plan
East Mohler Church Subdivision – Site Inspections
Springville Mennonite School
Ephrata Mennonite School – Site Inspections

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.

A motion was made by Tony Haws to adjourn the meeting at 7:39 P.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe