

# EPHRATA TOWNSHIP SUPERVISORS' MEETING

**November 2, 2021**

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:

- Supervisor Clark Stauffer
- Supervisor Tyler Zerbe
- Supervisor Tony Haws
- Township Manager Steve Sawyer
- Admin. Assistant Jennifer Carvell
- Township Solicitor Tony Schimaneck
- Township Engineer Jim Caldwell

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

## PUBLIC COMMENT PERIOD

A motion to close the public comment period was made by Ty Zerbe. 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 19, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

## EPHRATA CROSSING PHASE 4 – FINAL LAND DEVELOPMENT PLAN

Dave Bitner of RGS Associates was present on behalf of Ephrata Crossing to present the Ephrata Crossing Phase 4 Final Land Development Plan. The development is on lot 3 which is a 1.9-acre tract in the Ephrata Crossing Development. The proposed project includes 3 commercial buildings which will include a medical office building and two restaurants. The Board of Supervisors were provided with the Ephrata Township Planning Commission and Lancaster County Planning Commissions' recommendations along with Rettew Associates Review Letter dated October 26, 2021.

A motion was made by Ty Zerbe to approve a Waiver to Section 602.E.7 – Clear Sight Triangles based upon the justification and alternative provided. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve a Waiver to Section 603.A.5 - Horizontal Radius in Parking Areas based upon the justification and alternative provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve a Waiver to Section 603.C.2 – Curb Construction Standards based upon the justification and alternative provided. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve a Waiver to SWMO Section 409.1.B.3.b. – Loading Ratios based upon the justification and alternative provided, subject to the applicant verifying that the site is not underlain by carbonate geology. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Final Land Development Plan for Ephrata Crossing Phase 4 conditional upon Rettew Associates Review Letter dated October 26, 2021. The motion was seconded by Tony Haws and carried unanimously.

ORDINANCE – SMALL WIRELESS FACILITIES AND USE OF PUBLIC RIGHT – OF – WAY

The Board of Supervisors were provided with a copy of the Ordinance regarding the permitting, maintenance and removal of antennas that meet the definition of “small wireless facilities” to comply with PA Act 50. Solicitor Schimaneck advised the Board that the proposed Ordinance has been advertised and it could be adopted by the Board at the conclusion of the Hearing. Manager Sawyer stated that the new ordinance will meet the current State regulations.

Clark Stauffer opened the hearing for:

AN ORDINANCE OF EPHRATA TOWNSHIP, LANCASTER COUNTY, TO REGULATE SMALL WIRELESS FACILITIES AND USE OF PUBLIC STREET RIGHT-OF-WAY.

There was no one in attendance to offer any public comment on the proposed ordinance.

A motion was made by Tony Haws to approve the Ordinance to regulate small wireless facilities and use of public street right-of-way's as prepared and advertised. The motion was seconded by Ty Zerbe and carried unanimously.

The ordinance will be in effect five (5) days from the date of the hearing.

STAFF REPORTS

Manager Steve Sawyer

- **Weaver Precast – Financial Security Reduction.** The Board of Supervisors received a Financial Security Reduction Letter from Rettew Associates dated

November 2, 2021 recommending the reduction of the financial security in the amount of \$332,992.09 based on a site visit on November 2, 2021. The remaining balance will be \$76,153.09.

A motion was made by Ty Zerbe approving the reduction of the financial security for Weaver Precast in the amount to of \$332,002.09 subject to Rettew Associates Letter dated November 2, 2021 leaving a remaining balance of \$76,153.09.

- **Weaverland Mennonite Homes (Lincoln Christian Homes) – Financial Security Release.** The Board of Supervisors received a Rettew Associates Financial Security Final Release letter dated June 14, 2021 recommending full release in the amount of \$16,929.74 plus accrued interest conditional upon approved As-built Plans. Jim Caldwell stated that all conditions have now been met.

A motion was made by Tony Haws to approve the full release of the financial security for Weaverland Mennonite Homes (Lincoln Christian Homes) as recommended. The motion was seconded by Ty Zerbe and carried unanimously.

- **Wert - Signs.** Manager Sawyer provided the Board of Supervisors with photographs of a Cocalico Creek Watershed Association sign that was installed along the Rail Trail near Millway Road for education purposes. The Cocalico Creek Watershed Association provided the sign and the only cost to Ephrata Township was the post and labor to install the sign.
- **Updated Job Description – Maintenance Worker.** Manager Sawyer stated that Ephrata Township's Labor Attorney recommended updating the current Job Description for a Maintenance Department employee. A draft was provided to the Board of Supervisors prior to the meeting for their review. The Board wanted language added that the Board of Supervisors, at their sole discretion, could waive or modify any of the essential duties and responsibilities, competencies, minimum qualifications or physical demands for the position.

A motion was made by Ty Zerbe to approve the Job Description for a Maintenance Department employee subject to the modification discussed. The motion was seconded by Tony Haws and carried unanimously.

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

MPDS Permit Approval – Autumn Hills Project  
Goods Store – Land Development Plan  
Tommy's Carwash Land Development Plan  
Ephrata Crossing – Phase 4  
240 North Reading Road – SWM Plan  
BriLyn Acres – Brian Sauder – Agricultural SWM Plan  
Garden Spot Auto Action – SWM Plan  
Glenwood Foods – Site Inspections  
Conestoga Mennonite Church - FSR

**Solicitor Tony Schimaneck**

Tony Schimaneck reported his office has completed the Agreements for the Goods Store for execution and recording. His office is also working on an Amendment for the Short-Term Rental Ordinance.

**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 did not have any additional correspondence to report that was not already discussed.

A motion was made by Tony Haws to adjourn the meeting at 8:16 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe