



EPHRATA TOWNSHIP BOARD OF SUPERVISORS
AGENDA
July 2, 2024

1. Meeting called to order by Chairman Clark Stauffer at 7:00 P.M.
2. Pledge of Allegiance to the Flag.
3. Public Comment Period on Non-Agenda Items.
4. Approval of the minutes from the June 18, 2024 meeting.
5. 887 East Main Street (Racetrack) – Waiver of Land Development
6. Staff Reports
 - Manager – Steve Sawyer
 - Mohler Church Road – Engineering Agreement
 - 2024 Road Projects
 - Akron Road Culvert Project - Easements
 - Solicitor – Tony Schimaneck
 - Township Engineer- Jim Caldwell
 - Plans Under Review
 - Administrative Actions
 - Approval of payment of bills
 - Correspondence – Secretary

EPHRATA TOWNSHIP SUPERVISORS' MEETING

June 18, 2024

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
 Tony Haws
Twp. Manager: Steve Sawyer
Admin Assist: Jennifer Carvell
Engineer: Jim Caldwell

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

PUBLIC COMMENTS NON-AGENDA ITEMS

There was no one in attendance to provide public comment on an item that was not on the agenda.

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 June 4, 2024 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

MENNONITE CENTRAL COMMITTEE – REVISED FINAL PLAN

The Board of Supervisors were provided with 2 Review Letters from Rettew Associates dated May 22, 2024 and June 17, 2024 for their review prior to the meeting. Brian Cooley of DC Gohn Associates was present to present the proposed plan and answer any questions that the Board of Supervisors may have. MCC is proposing to build a 68' x 168' building addition to be used for storage of items that are currently being stored outside. There is no additional impervious being added. There are no additional employees or truck traffic being proposed. There are four (4) Waivers being requested.

A motion was made by Ty Zerbe to approve a waiver request to Section 406 – Traffic Evaluation Study based upon the justification provided subject to providing current trip generation report that documents the current average daily traffic generated at the site and any change in use or future increase in the intensity of the existing use, including but not limited to traffic, number of employees, etc. shall require a review and approval by the Township.

A motion was made by Tony Haws to approve a waiver request to Section 603.A.3 – Parking Lot Landscaping based on the justification provided with the condition the applicant replace the two (2) trees to be removed from the opening along the west lot line.

A motion was made by Ty Zerbe to approve a waiver request to Section 609.B – Landscaping Barrier based on the justification provided subject to the applicant maintaining the existing trees at the southwest corner of the property and supplementing them with additional screening along the southern lot line extended to the southeast corner of the proposed building.

A motion was made by Tony Haws to approve a waiver request to Section 612.D – Emergency Access Requirements based on the justification provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Revised Final Land Development Plan per Rettew Associates Review Letter dated June 17, 2024. The motion was seconded by Tony Haws and carried unanimously.

SIGNATURE CUSTOM CABINETRY – ROAD IMPROVEMENTS FOR EXPANSION PROJECT

The Board of Supervisors were provided with an email between Su Phillips of Rettew Associates, Jason Zheng of TPD and Manager Sawyer to review prior to the meeting along with exhibits showing truck turning movements through the Springville Road – Pleasant View Road intersections. Jason Zheng of TPD and Kevin Varner of Diehm & Sons were present to discuss the proposed project and the traffic study information. A scoping meeting was held with PennDOT and Jason stated that PennDOT has deferred the shoulder width requirement and limits of curbing to the Township due to low volume of traffic that uses this area of roadway. The Board of Supervisors expressed concerns with the shoulder width at specific turns due to safety issues. The Board of Supervisors stated that they would like to see increased shoulder width of 5' to 6' feet where possible and curbing along the Springville Road from the existing curbing to the end of the radius at the intersection of Springville Road and Pleasant View Road. The board would be open to considering a waiver of curbing along the remaining Pleasant View Road frontage to the north.

887 EAST MAIN STREET (RACE TRACK) - WAIVER OF LAND DEVELOPMENT

The Board of Supervisors were provided with a request for a Waiver of Land Development for a proposed 634 square foot addition onto the existing gas station / convenience store located at 887 East Main Street. The Board of Supervisors was provided with a review letter from Rettew Associates dated June 17, 2024.

Jim Caldwell stated that he has reviewed the proposed Waiver and reviewed the site plan provided for an addition to be used for eat-in seating and a proposed walk-in cooler. The Board discussed concerns with the access to the property and congestion at the Sheetz/Bergey Truck Center private street. Jim Caldwell recommended denial of the Waiver Request due to access issues, internal traffic flow issues on the site and parking configuration.

Manager Sawyer stated that the property owner and their consultant had requested to be on the agenda but were not present at the meeting.

A motion was made by Ty Zerbe to table a decision until such time the applicant is able to be present. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Police Department – Sgt. Matt Randolph.

- **Monthly Report.** 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 May totaling 398 incidents. There were 21 arrests and 16 traffic citations. The monthly report will be kept on file in the office.

Sgt. Randolph stated that Detective Quinn has retired. They are starting the hiring process to find a replacement officer.

Manager Steve Sawyer

- **Schoeneck Road / Stevens Road Intersection – Truck Turning Issues.** Manager Sawyer stated that the Township has received complaints regarding truck traffic at the intersection of Schoeneck Road and Stevens Road Intersection. The number of tractor trailer trucks using this intersection has increased and the trucks are too large to make turns at the intersection. The property owner on the southeast corner of the intersection has reported some property damage and pictures of the large trucks attempting to make turns at the intersection. Manager Sawyer stated that since Schoeneck Road is a State Road, PennDOT would have to approve any improvements or truck turning restrictions at the intersection. Staff recommended that a letter be sent to PennDOT requesting that they study this intersection to determine if truck turning restriction or other improvements are warranted.

A motion was made by Tony Haws authorizing staff to send a letter to PennDOT requesting a traffic study be performed due to truck traffic at the intersection of Schoeneck and Stevens Road as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Garden Spot Road Bridge – Lancaster County Bridge Project.** Manager Sawyer stated that the Garden Spot Road Bridge Replacement project will start June 24, 2024 with a completion date estimated to be the end of November 2024. Steve Sawyer stated that the businesses in the area i.e.; Green Dragon, Summers Trucking, and AB Martin were contacted. This project will allow the current weight restriction to be eliminated which will be a benefit when the future Mohler Church Road Bridge Replacement Project is being completed.

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

MS4
Signature Custom Cabinetry – Traffic Study
MCC – Revised Final Plan
887 E. Main Street – Waiver of LDP
Akron Road Culvert Project – Bid Opening July 11th

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 there was nothing to report that has not already been discussed.

A motion was made by Tony Haws to adjourn the meeting at 8:38 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395
E-mail: rettew@rettew.com • Website: rettew.com

Engineers

Environmental
Consultants

Surveyors

Landscape
Architects

Safety
Consultants

June 17, 2024

Mr. Steven A. Sawyer, Manager
Ephrata Township
265 Akron Road
Ephrata, PA 17522

RE: 887 East Main Street
Modification Request
Review No. 1
RETTEW Project No. 011142078

Dear Mr. Sawyer:

We have completed our review of the above referenced plan as prepared by GLP Architects. Our review was of the following information:

1. Eleven (11) revised plan sheets dated May 1, 2024, no revision date
2. Response letter dated May 30, 2024.

We have the following comments for your consideration:

REQUESTED MODIFICATION

- A. Formal Application for Plan Processing.
The applicant has requested a waiver of the requirement to process a formal land development plan to allow the construction of a 634 square foot addition (approximately 25' x 25') to the existing gas station and convenience store building. The addition will be used for eat-in seating and a proposed walk-in cooler. The addition will be constructed in the location of existing impervious surface on-site, additional existing impervious cover will be converted to grass, thus the total site coverage will be decreased with this addition.

We recommend denial of this modification request.

ZONING

1. An exhibit and supporting calculations need to be provided for the area used to determine the convenience store parking requirements. Based upon our preliminary calculations, the overall area of the existing building exceeds 1,500 square feet.
2. The site plans need to show all existing features on the site including the auto air and car vacuum stations. In addition, the plan needs to show the proposed access for trash service. Parking spaces, including the accessible parking space, occupied by the air and vacuum stations and the trash service access cannot be included in the minimum number of parking space requirements.
3. Parking spaces need to be dimensioned to verify they meet the minimum size requirements.
4. Credible evidence needs to be provided demonstrating the additional parking spaces may be constructed in the area of the utility easement.



5. Credible evidence needs to be provided demonstrating that the applicant can use the private street for the proposed additional use.
6. It is our understanding that a minimum of thirty (30) seats is required for the proposed additional use.
7. The proposed parking locations appear to create general site circulation issues and will conflict with movement to the existing gas pumps. Additional evidence that the proposed parking lot layout will not create circulation issues needs to be provided for review.
8. The applicant needs to verify that the existing driveway is permitted for the existing and proposed fast food use.

Should you have any questions, or require additional information, please feel free to contact us at any time.

Sincerely,



James R. Caldwell
Municipal Team Lead

copy: Steve Sawyer, Ephrata Township (ssawyer@ptd.net)
Harold Lichtman, GLP Architects (hal@glparch.com)

Z:\Shared\Projects\01114\011142078 - 887 East Main Street\CM\Ltr_SSawyer_WR_LD_Rev2_2024-06-17.docx

May 30, 2024

Mr. Steven A. Sawyer, Manager
Ephrata Township
265 Akron Road
Ephrata, PA 17522

RE: 887 East Main Street
PN Arch 23037

Mr. Sawyer:

As per the Review No. 1 by RETTEW Project No. 011142078 plan review please see our comments below:

ZONING

1. The parking calculations are based on 26 seats. However, the plan sheets show 31 proposed seats. Further clarification is needed. In addition, the parking space calculations need to be broken down by each proposed usage (convenience store and fast-food establishment).

Attached is the latest floor plan showing the 26 seats. This was modified due to the increase size required for the new walk-in refrigeration.

2. The proposed parking locations appear to create general site circulation issues and will conflict with movement to the existing gas pumps. Additional evidence that the proposed parking lot layout will not create circulation issues needs to be provided for review.

We presume that your concern is the gasoline fill station closest to East Main Street. We have modified the Site Plan to show the path of travel for the vehicle based on turning radii guidelines located in the AASHTO, Exhibit 2-3, Minimum Turning Path for Passenger Car (P) Design Vehicle.



Harold Lichtman, AIA, PP
Principal

3. The applicant needs to verify that the existing driveways are permitted for the existing and proposed uses.

It was determined through PennDOT's research that the existing gas station access onto East Main Street (SR 0322) is not permitted. PennDOT modified the existing access drive and closed another access drive as part of the US 222/322 interchange project. PennDOT does not issue new permits when driveways are altered as part of their projects.

For GLP Architects, PC

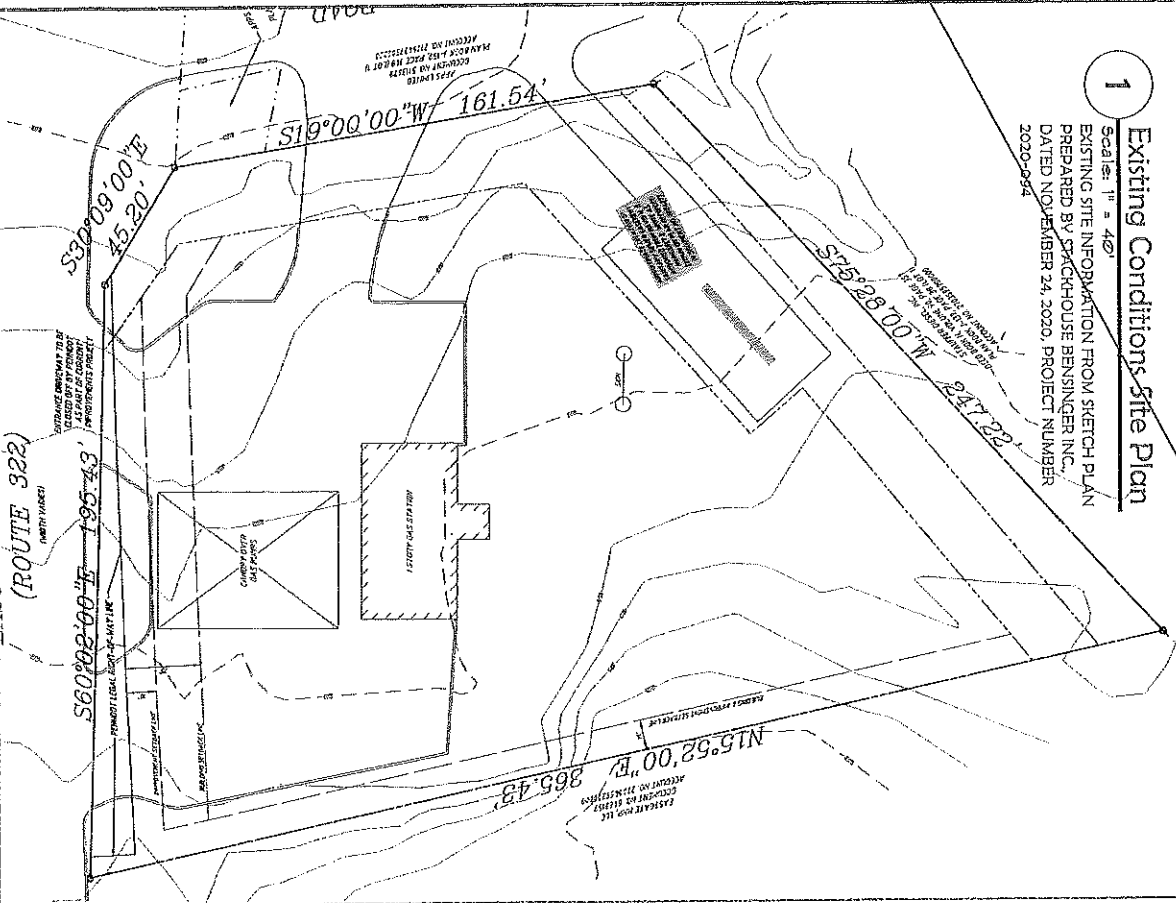
A handwritten signature in black ink, appearing to read 'Harold Lichtman'.

Harold Lichtman, AIA

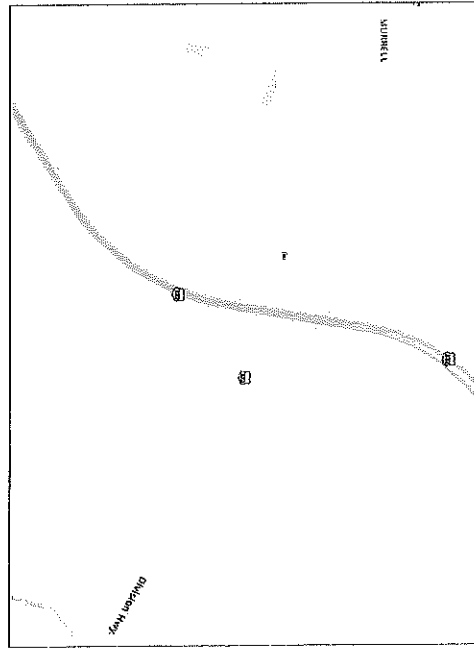
Cc: James R. Caldwell, Rettew, Municipal Team Lead
Goldi Singh

Existing Conditions Site Plan

Scale: 1" = 40'
EXISTING SITE INFORMATION FROM SKETCH PLAN
PREPARED BY STACHOUSE BENSINGER INC.
DATED NOVEMBER 24, 2020. PROJECT NUMBER
2020-0994



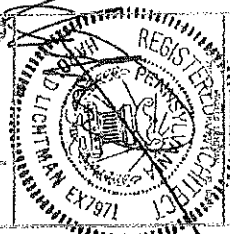
Site Location Plan



- #### DRAWING LIST
- | | |
|-------|------------------------|
| C100 | COVER |
| SPI00 | ZONING PLAN |
| C100 | GENERAL SPECIFICATIONS |
| S100 | FOUNDATION & FRAMING |
| A100 | CONSTRUCTION PLAN |
| A101 | ANNOTATION PLAN |
| A102 | REFLECTED CEILING PLAN |
| A200 | ELEVATIONS & SECTIONS |
| A201 | ELEVATIONS & SECTIONS |
| A300 | BUILDING DETAILS |
| A400 | ELECTRICAL PLAN |
-
- #### BASIS OF DESIGN CODES
- | | |
|------------|---|
| C100 | INTERNATIONAL BUILDING CODE 2018 |
| CHAPTER 11 | INTERNATIONAL BUILDING CODE 2021 |
| | ACCESSIBILITY REQUIREMENTS |
| A100 | INTERNATIONAL ENERGY CONSERVATION CODE 2018 |
| A101 | INTERNATIONAL EXISTING BUILDING CODE 2018 |
| A102 | INTERNATIONAL MECHANICAL CODE 2018 |
| A200 | INTERNATIONAL PLUMBING CODE 2018 |
| A201 | NFPA 70. 2017 ELECTRICAL CODE |
-
- #### LEGEND
- | | |
|-------|---|
| --- | EXISTING BUILDING TO REMAIN BUILDING |
| - - - | EXISTING BUILDING ELEMENT TO BE REMOVED |
| --- | NEW PARTITIONS |
| --- | ROOM NAME/NUMBER |
| --- | DOOR NUMBER |
| --- | ACCESSIBLE SIGNAGE |
-
- #### CODE INFORMATION
- | | |
|-----------------------------|------------|
| Building Use/Occupancy: | B |
| Building Construction Type: | VB |
| Floor Area of Renovation: | 269 SF |
| Floor Area of Addition: | 694 SF |
| Number of Stories: | 1 Story |
| Maximum Occupant Load: | 32 persons |



ARCHITECTS, P.C.
ARCHITECTURE
PLANNING
103 BULLDOG AVENUE
EPHRATA, PA 17828
PHONE: 717-836-8000
FAX: 717-836-8001



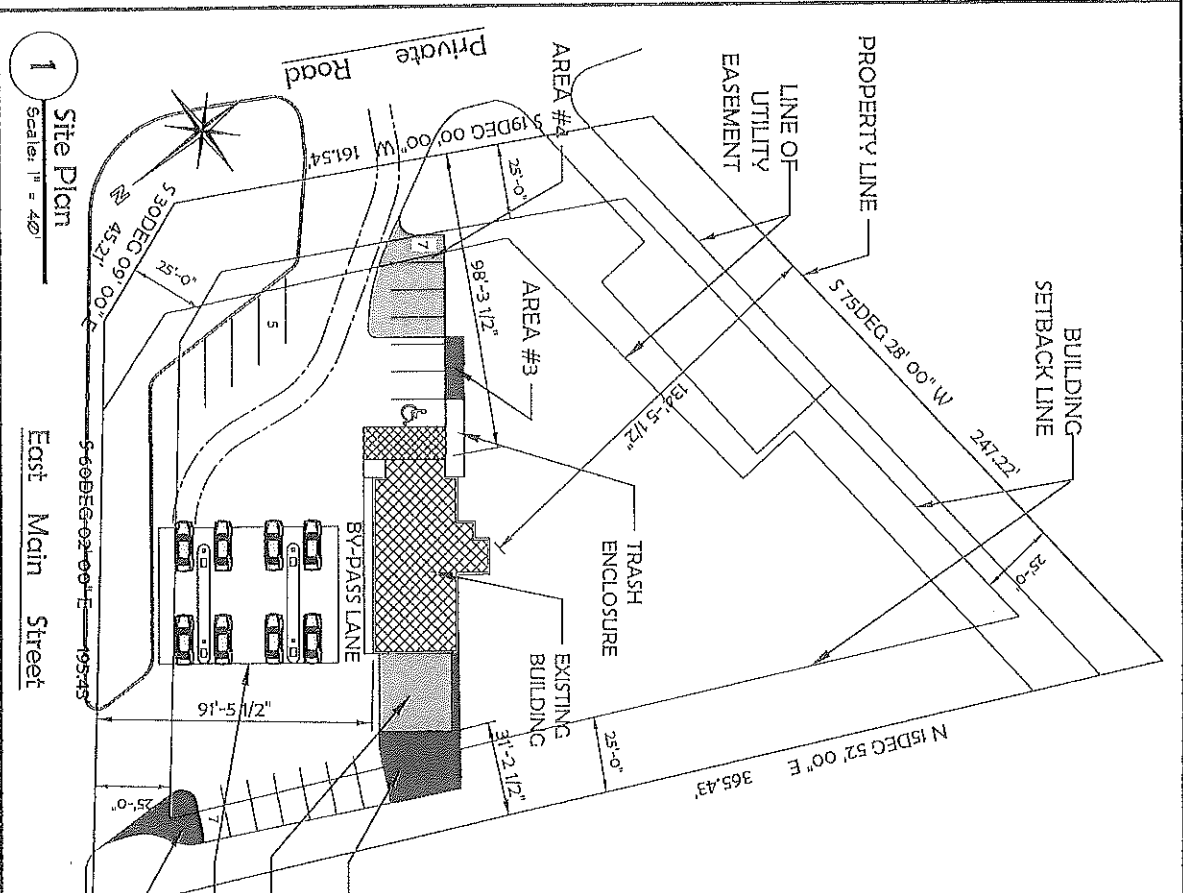
Proposed
& Additions

887 East
Main Street

Ephrata
Pennsylvania

REVISION:
DATE: 11/14/2024
SCALE: AS NOTED
FIG. NO: 20231
COPYRIGHT 2024

C100



1
 Site Plan
 Scale: 1" = 40'

ZONING DATA
 C-2 (MIXED USE DISTRICT)

REQUIRED	PROVIDED
MINIMUM LOT AREA: 1 ACRE	1.33 ACRES
MINIMUM LOT WIDTH: 200 FEET	236 FEET
MINIMUM FRONT YARD: 25 FEET	>50 FEET
MINIMUM SIDE YARD: 25 FEET	30 FEET
MINIMUM REAR YARD: 25 FEET	125 FEET
MAXIMUM LOT COVERAGE: 50 PERCENT	4.4 PERCENT (2,558 SF)
MAXIMUM IMPERVIOUS AREA: 70 PERCENT	33.22 PERCENT (19,250 SF)

EXISTING BEING REMOVED

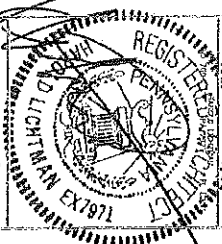
AREA #1	AREA #2	AREA #3	AREA #4
290 SF	599 SF	125 SF	798 SF
NEW IMPERVIOUS AREA #4			
NET +/- 217 SF - IMPERVIOUS SURFACE			

MAXIMUM BUILDING HEIGHT:	40 FEET	25 FEET
BUILDING ADDITION		634 GSF
PARKING:	CONVENIENCE STORE: 1/100 NSF+EM	4
	628 GSF SALES AREA - 384 NSF 7/100 EMPLOYEES	2
	SEATING AREA: 1/226 SEATS	13
	TOTAL PARKING REQUIRED(SHOWN):	19

* : NET SQUARE FOOTAGE IS FOR CUSTOMER SALES AREA ONLY AND EXCLUDES EMPLOYEE AREAS

EXISTING SITE INFORMATION FROM SKETCH PLAN
 PREPARED BY STACKHOUSE BENSINGER INC.
 DATED NOVEMBER 24, 2020, PROJECT NUMBER
 2020-094

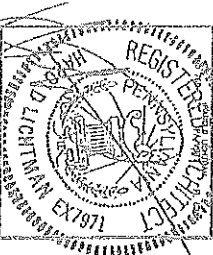
GP
 ARCHITECTS, PC
 ARCHITECTURE
 PLANNING
 933 OAK STREET
 ELLENDSBURG, PA 17027
 717.862.5533
 120 HAZARDOUS WASTE COURT
 CHESTNUT HILL, PENNSYLVANIA 19024



Proposed
 Alterations
 & Addition
 887 East
 Main Street
 Ephrata
 Pennsylvania
 SP100
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-GP-

ARCHITECTS, PC
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133 CHESTNUT STREET
SUITE 200
PHILADELPHIA, PA 19107
215.561.1800
150 HADDONSTONE COURT
CHERRY HILL, NJ 08002
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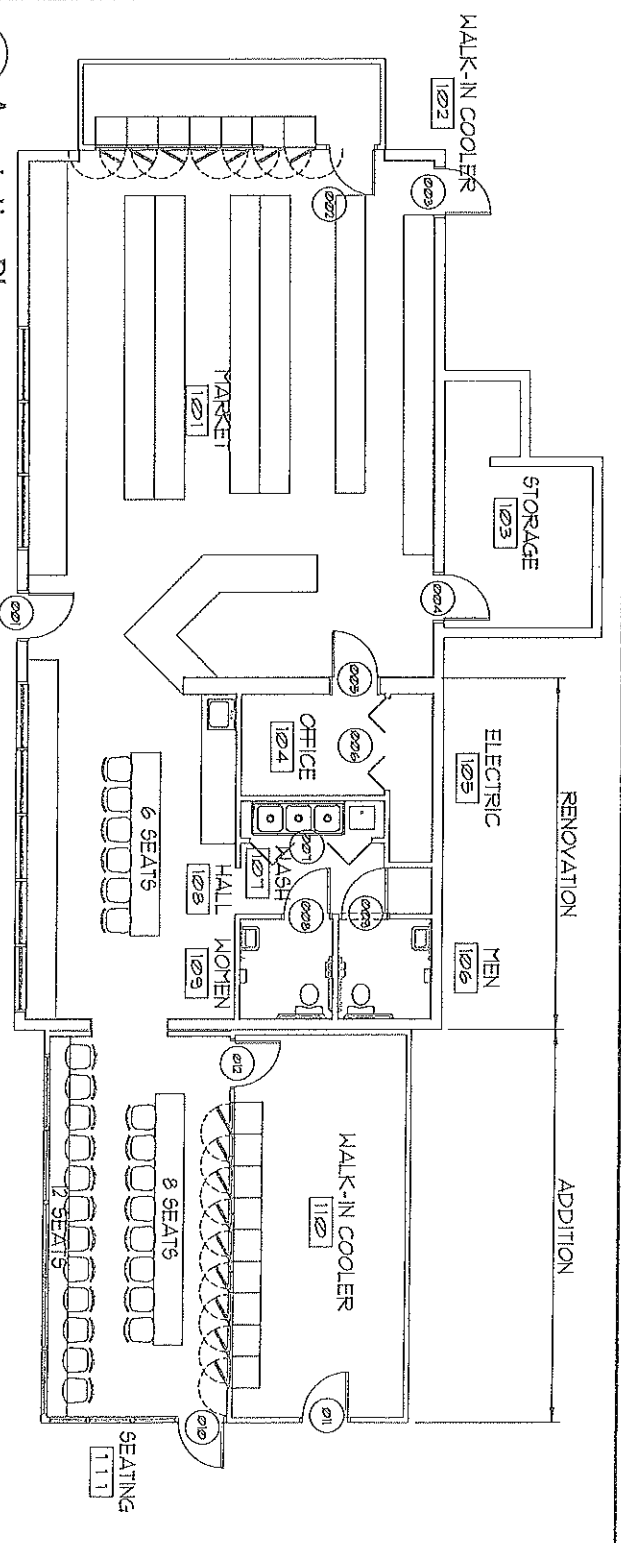
Proposed
Alterations
& Addition

887 East
Main Street

Epimatrix
Pennsylvania

Notes: ALL WORK AND REVISIONS TO BE COMPLETED AND FINISHED BY THE CONTRACTOR AND SUBMITTALS TO BE MADE TO THE ARCHITECT BY THE CONTRACTOR. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CITY OF PHILADELPHIA.

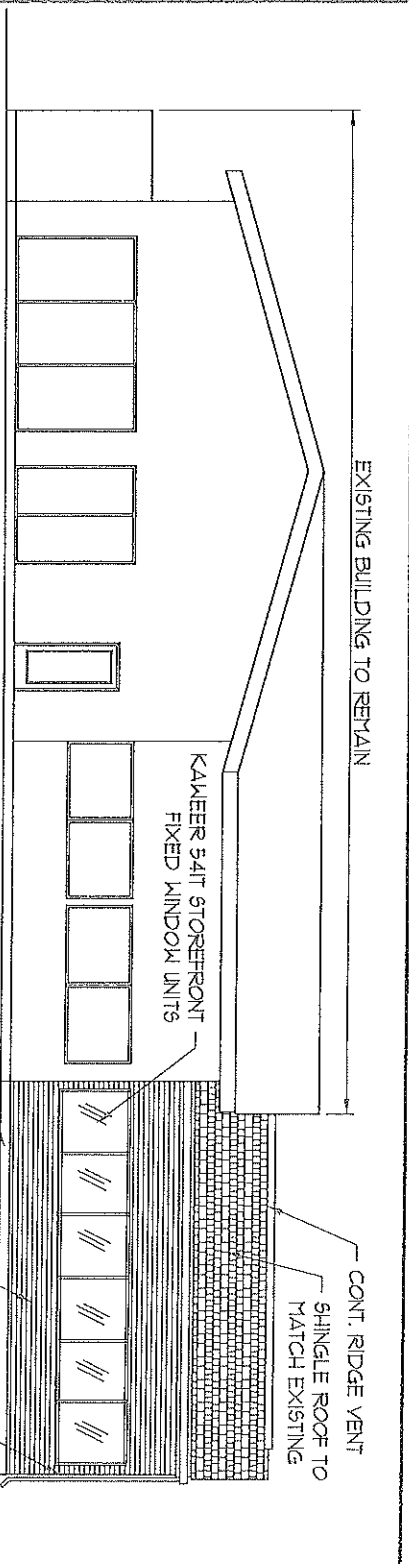
REVISION:
DATE: 11 MAY 2024
SCALE: AS NOTED
PNO NO: 22021
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A101



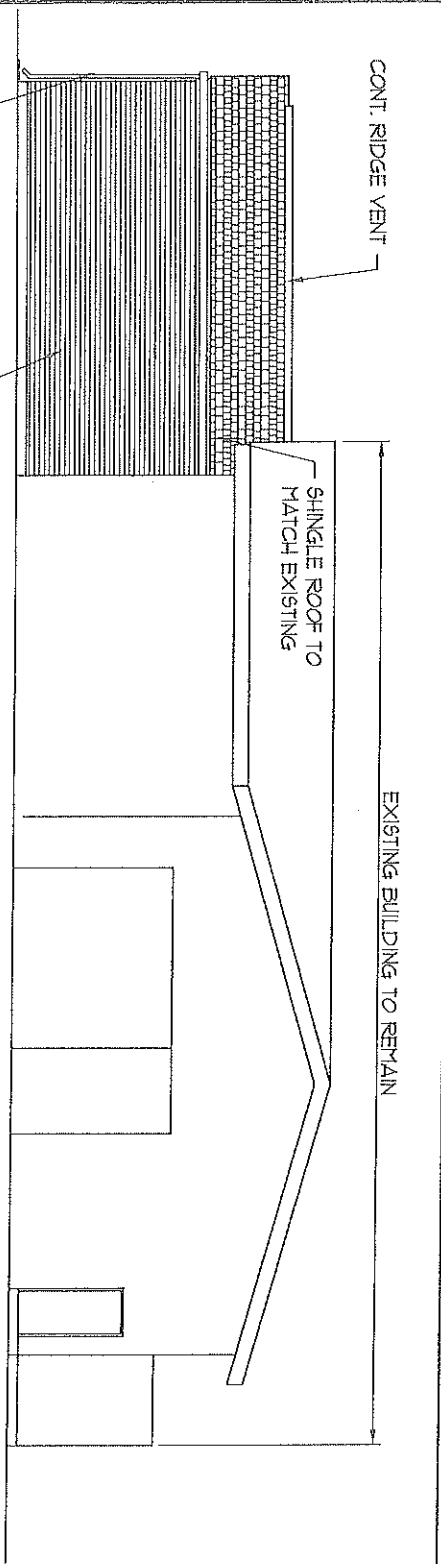
1 Annotation Plan
Scale: 1/8" = 1'-0"

MARK	SIZE		DOOR		FRAME		NOTES
	HD	TRK	MATL	TYPE	Material	Finish	
001	3'-0"	6'-0"	1.5M				EXISTING
002	3'-0"	6'-0"	1.5M				EXISTING
003	3'-0"	6'-0"	1.5M				EXISTING
004	3'-0"	6'-0"	1.5M				EXISTING
005	3'-0"	6'-0"	1.5M				EXISTING
006	6'-0"	6'-0"	F		NA	NA	
007	6'-0"	6'-0"	F		NA	NA	
008	3'-0"	6'-0"	1.5M		WOOD	PAINTED	SELF-CLOSING
009	3'-0"	6'-0"	1.5M		WOOD	PAINTED	SELF-CLOSING
010	3'-0"	6'-0"	1.5M		WOOD	PAINTED	SELF-CLOSING
011	3'-0"	6'-0"	1.5M		WOOD	PAINTED	
012	3'-0"	6'-0"	1.5M		WOOD	PAINTED	

ROOM NO	ROOM NAME	Floor Matl	Base Matl	WALL	CEILING		NOTES
					TYPE	HEIGHT	
01	MARKET						6'-0"
02	WALK-IN COOLER						6'-0"
03	STORAGE						6'-0"
04	OFFICE						6'-0"
05	ELECTRIC						6'-0"
06	MEN						6'-0"
07	WASH						6'-0"
08	HALL						6'-0"
09	WOMEN						6'-0"
10	WALK-IN COOLER	SEALED CONCRETE	STAINLESS STEEL	STAINLESS STEEL			6'-0"



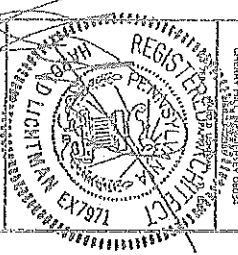
1 Front Elevation
Scale: 1/8" = 1'-0"



2 Rear Elevation
Scale: 1/8" = 1'-0"



ARCHITECTS, PC
ARCHITECTURE
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393 OUELBRUN AVENUE
SUITE 200
22663-0000
180 HADDONSTONE COURT
CHERRY HILL, PENNSYLVANIA 08034
TEL: 215-688-5111 FAX: 215-688-5112



Proposed
Alterations
& Addition

887 East
Main Street

Ephrata
Pennsylvania

NOTE: ALL PERMITS AND INSURANCE ON THIS PROJECT ARE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR SUCH MATTERS UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS OR IN WRITING CONDITIONS.

REVISION:	1
DATE:	11 MAY 2024
SCALE:	AS NOTED
PROJ. NO.:	23031
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A200	