

EPHRATA TOWNSHIP SUPERVISORS' MEETING

April 16, 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 April 2, 2024 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

537 STEVENS ROAD – REVISED FINAL PLAN

Ron Hershey of Hershey Surveying was present to present the Revised Final Plan for 537 Stevens Road. A Rettew Letter dated March 6, 2024 was also provided to the Board of Supervisors for their review prior to the meeting and the Lancaster County Planning Commissions comments. Ron Hershey stated that a revised plan was submitted to Rettew addressing all of the comments in their last review letter. Staff did not have any additional concerns and recommended approval.

A motion was made by Ty Zerbe to approve the Revised Final Plan for 537 Stevens Road conditional upon Rettew's Letter dated March 6, 2024. The motion was seconded by Tony Haws and carried unanimously.

ATTORNEY DWIGHT YODER – DISCUSSION ON THE ZONING ISSUES – ZIMMERMAN AUTO BODY SUPPLIES – GLENWOOD DRIVE

Attorney Dwight Yoder from Gible Kraybill & Hess and the owners of Zimmerman Auto Body and LH Zimmerman Auto / Lawn and Garden Supplies of 730 Glenwood Drive were present as a follow up to a January 16, 2024 Supervisors Meeting that they attended. At that meeting, they proposed a concept of an “Overlay” Zoning District that would allow existing businesses to expand under specific conditions. The Zimmerman family businesses have been at this location on Glenwood drive for generations and have grown steadily over the years. Each business requires additional space to accommodate its continued growth. It is the strong preference of the Zimmerman family to remain in Ephrata Township at their present location if at all possible. The Board of Supervisors and staff expressed some concerns over an “Overlay” Zoning District. Manager Sawyer suggested that it may be better to consider other ways to allow a limited expansion of the Zimmerman businesses. The adjoining property is a farm owned by the Zimmerman family. The Township may want to consider ways to allow the Zimmerman business to expand onto this property without negatively impacting the current agricultural land. The Board discussed the possibility of redevelopment of the existing Zimmerman business property and utilizing a portion of the farm tract adjoining the property that is currently not being used for agricultural production. This would require rezoning of a portion of the farm, but limiting the impact on the agricultural use.

Attorney Yoder stated that he and his clients investigated the concepts that were discussed at the January 16, 2024 Board of Supervisors' Meeting and prepared a new sketch plan for the expansion of the Zimmerman businesses. The plan shows a new Zimmerman Auto Body Supplies building, parking area and land reserved for a SWM facility on a portion of the existing farm tract. The sketch plan also included the removal of several accessory buildings and the existing farmhouse and construction of a new house for the farm. The land would need to be rezoned by the Township and the Zimmerman's would need ZHB approval to expand the non-conforming use. Mr. Yoder stated that there should be very little impact on the agricultural portion of the property. The areas proposed to be used are currently occupied by structures, pasture, wooded area and a small portion of a field currently being farmed. Mr. Yoder asked the Board of Supervisors if they would be willing to consider rezoning this area to Residential Low Density. Staff recommended having a more detailed engineered sketch plan prepared and reviewed by the Township's Engineer and staff prior to determining if they will consider a rezoning. The Board confirmed that they were in agreement with staff's recommendation.

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 March totaling 436 incidents. There were 20 arrests and 31 traffic citations. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- **Joint Roadwork Bids – Seal Coating, Micro-Surfacing and Line Painting.** Leacock Township is the lead municipality for the 2024 Multi Municipal Bids and opened the bids on April 2, 2024 at 9:00 a.m. The bid tabulation sheets for seal coating, micro-surfacing and line painting were presented to the Board of Supervisors. The low bidders were Martin Paving for Seal Coating, Asphalt Maintenance Solutions for Micro-Surfacing and A-1 Traffic Control Products for Line Painting. Staff recommended awarding the bids to the lowest bidder. Each Municipality will contract individually with the contractors for their quantities included in the bids.

A motion was made by Tony Haws to approve and award the 2024 Joint Municipal Seal Coating Bid to Martin Paving, the 2024 Joint Municipal Micro-Surfacing Bid to Asphalt Maintenance Solutions and the 2024 Joint Municipal Line Painting Bid to A-1 Traffic Control Products LLC as presented and recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Comcast Road Occupancy Permit – Misty Meadows.** Manager Sawyer stated that Comcast was approved for a Road Occupancy Permit in May of 2021 to run conduit in the Misty Meadows Development last year. It has been brought to his attention that six (6) road crossings were missed that were shown on the original plan. Comcast has submitted new plans and is requesting Township approval to complete the six (6) road crossings as shown on the plans. A review letter dated April 29, 2021 was also provided to the Board of Supervisors for their review prior to the meeting.

A motion was made by Ty Zerbe to approve the HOP request for Comcast to complete the six (6) road crossings within Misty Meadow Developments as per the plans as presented. The motion was seconded by Tony Haws and carried unanimously.

- **Planning Commission Appointment.** Manager Sawyer stated that a Planning Commission Member is still needed to replace Marvin Sauder who recently retired. Manager Sawyer stated that he received a recommendation to appoint Mike Burkholder. Mike Burkholder currently operates a home automotive business in Ephrata Township and he would be interested in serving as a Planning Commission Member.

A motion was made by Ty Zerbe to appoint Mike Burkholder as an Ephrata Township Planning Commission Member. The motion was seconded by Tony Haws and carried unanimously.

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

Akron Road Culvert Project – Bid Preparation
MCC – Revised Final Plan

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 8:12 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe