

EPHRATA TOWNSHIP SUPERVISORS' MEETING

August 17, 2021

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
Police: Chief John Petrick
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

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 August 3, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

GOODS STORE- REVISED FINAL PLAN

Kevin Varner from Diehm and Sons, Inc. presented the plan to the Board. Good's Store is proposing to redevelop the 10.4-acre former K-Mart property into a 46,471 SF Good's Store and a 41,590 SF Dutchway Grocery Store. A new loading dock is proposed for the back of the existing building. New covered entrances are proposed for the two new stores.

A motion was made by Ty Zerbe to approve a modification to Section 406 – Traffic Evaluation Study, based on 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 modification to Section 407 – Wetlands Study, based on the justification and alternative provided. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Ty Zerbe to disapprove a modification to Section 602.A.7, 603.B and 603.C – Reconstruction of Existing Streets Including Curb and Sidewalks, but to allow the applicant to defer the reconstruction of Rothsville Road and South State Street

and the installation of curbing and sidewalks along South State Steet until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve a modification to Section 602.E.7 – Clear Sight Triangle, based on 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 modification to Section 603.C.2 – One-Site Curbing 8” Reveal, based on 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 modification to SWMO Section 407.24.a.3 – Minimum 1’ Storm Water Pipe Cover, based on the justification and alternative provided. The motion was seconded by Ty Zerbe and carried unanimously.

Police Department – Monthly Report.

Police Chief John Petrick was in attendance. Chief Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of July totaling 456 incidents. There were 10 arrests and 17 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

Chief Petrick informed the Board that the EPD recently put three new electric bicycles into service. The \$12,000 bicycles were graciously donated by Wellspan. The bicycles will be a tremendous asset for the EPD.

STAFF REPORTS

Manager Steve Sawyer

- **Well Isolation Waiver – 306 Spring Glen Drive.** Manager Sawyer presented a letter from property owner Austin Martin requesting a waiver to allow a new on-lot sewer system to be installed on his property 70’ from his existing well. The Township SEO Dale High provided a memo regarding the requests and is recommending that the Township approve the waiver.

A motion was made by Ty Zerbe to approve a waiver of the 100-foot isolation distance and allow a new on-lot sewer system to be installed on the property located at 306 Spring Glen Drive to be located 70 feet from the existing well on the property. The motion was seconded by Tony Haws and carried unanimously.

- **David Martin Subdivision Plan – Release of Financial Security.** The Board was given a copy of an email from the Township engineer stating that they have conducted an on-site observation and review of the As-built plan for the project. Rettew Associates is recommending release of the financial security.

A motion was made by Tony Haws to release the financial security for the David Martin project. The motion was seconded by Ty Zerbe and carried unanimously.

- **Pioneer Fire Company – Request to use the Township Park for Community Engagement Function.** Manager Sawyer provided the Board with a copy of an email correspondence from the Pioneer Fire Chief Mike Kiefer requesting the use of the Township Community Park for a “Roving Public Education” function. Manager Sawyer stated that he does not see an issue with the request as long as the date/time does not conflict with an already scheduled pavilion rental or soccer or baseball game. Chief Kiefer will provide proposed dates to the Township. The Supervisors did not object to the Pioneer Fire Company using the Park for this event as long as it does not conflict with any other event already scheduled.
- **PA Hope Ride – American Cancer Society.** The Township received a letter concerning the proposed PA Hope Bicycle Ride scheduled for Sunday, September 19, 2021. The ride will use several roads in the Township. The event will not require services of the police department. Chief Petrick did not express any concerns with the proposed event.

A motion was made by Tony Haws to not object to the event. The motion was seconded by Ty Zerbe and carried unanimously.

Engineer Jim Caldwell reported that there are several plans in the review process and construction observation phase:

Tommy's Car Wash Land Development Plan
MS4 – Autumn Hills Project and Grant Application
MS4 Annual Report
East Mohler Church Subdivision Plan
CB Burkholder Land Development Plan
Good's Store Land Development Plan
Hendrix Financial Security Reduction
David Martin Financial Security Reduction
240 North Reading Road SWM Plan
Garden Spot auto Auction Land Development Plan
Ephrata Crossing Phase 4 Land Development 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

Secretary Tony Haws stated that the Township has received a copy of a letter from the Pa Chapter of the American Planning Association notifying us that the Warwick to Ephrata Rail Trail has been designated as one of the 2021 Great Places in Pennsylvania in the category of Great Greenways/Trails. The WERT will share this recognition with four other Great Greenway Trails in Pennsylvania.

Supervisor Zerbe stated that on a recent visit to the community park he noticed that walking paths were being used from the new hotel and the Lakeside Villas development onto the Township walking trail on the north side of the lake. Supervisor Zerbe questioned whether the Township assumed any liability for the unauthorized connection points onto the Township trail. It was also discussed that the Township may want to require the developer to install an improved trail access point with a future phase of the Ephrata Crossing development. This item will be discussed at the next meeting to get input from the Township Solicitor.

A motion was made by Ty Zerbe to adjourn the meeting at 8:20 AM. The motion was seconded by Tony Haws and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe