

EPHRATA TOWNSHIP SUPERVISORS MEETING

August 6, 2024

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
	Tony Haws
	Ty Zerbe
Twp. Manager:	Steve Sawyer
Admin. Assistant	Jennifer Carvell
Bookkeeper:	Valerie Roark
Solicitor:	Anthony Schimaneck
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 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 July 16, 2024 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

DEDICATION OF QUARRY RIDGE DRIVE

Rick Stauffer and his Attorney Claudia Shank attended the July 16, 2024 Supervisors Meeting to request that the Township accept dedication of Quarry Ridge Drive. Manager Sawyer stated that on the Ephrata Crossings Phase 1 Land Development Plan included a note stating that Quarry Ridge Drive would remain closed until all commercial construction within the development was completed. Rick Stauffer explained that there are three buildings not constructed but the buildings will not be constructed until a tenant is secured. Mr. Stauffer stated that with the current commercial real estate market, it could be several years until the remaining buildings are constructed. The board stated that they would consider accepting dedication of the street subject to an agreement concerning construction damage that would extend beyond the standard 18-month Maintenance Agreement. Agreement language was discussed and Attorney Claudia Shank was directed to prepare a draft agreement. Action on the dedication was tabled until the August 20th Supervisors Meeting.

Manager Sawyer presented the draft Agreement that was prepared by Claudia Shank and informed the Board that it has been reviewed by the Township Solicitor and there are no concerns with the language as it has been prepared. The dedication of Quarry Ridge Drive will be placed on the August 20th Agenda as an action item.

ZIMMERMAN PROPERTIES ON GLENNWOOD DRIVE – DISCUSSION
REGARDING POSSIBLE REZONING REQUEST – ATTORNEY DWIGHT YODER

Attorney Dwight Yoder from Gibble 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 the April 16, 2024 Supervisors meeting. In addition, Todd Shoaf of Pioneer Engineering was also present to present a sketch plan of a proposed new commercial building. Attorney Yoder stated that they took the feedback that they received at the previous meeting and are requesting that the Board consider a rezoning of 7.3 acres of land owned by the Zimmermans from Agricultural to Resident Low Density. Todd Shoaf reviewed the sketch plan showing the existing farm buildings that would be removed, the proposed new building, parking and access drive, storm water management and the proposed location of a new on-lot sewer system. Attorney Yoder also reviewed with the Board a proposed Zoning Ordinance Text Amendment that would establish new regulations for an expansion of the non-conforming use. The Board of Supervisors directed staff to review the proposed text amendment and give direction to Attorney Yoder regarding the language. The Board also instructed Attorney Yoder to contact the adjoining property owner regarding a portion of their land that should be rezoned if the Board would agree to consider the request. The Board will decide at a future meeting whether they will consider the proposed rezoning and text amendment.

328 S. 7TH STREET – LAND DEVELOPMENT WITHIN WEST EARL TOWNSHIP –
REQUEST FOR DEFERRAL OF PLAN REVIEW – TODD SHOAF, PIONEER
MANAGEMENT

Todd Shoaf of Pioneer Management presented a request for Ephrata Township to defer a plan review for the 328 South 7th Street Land Development Plan. The entire property is located in West Earl Township adjacent to the Ephrata Township municipal boundary. Todd Shoaf explained that the only improvement proposed in Ephrata Township is a storm water manhole and thirty-eight feet of storm water pipe required to convey storm water from the proposed infiltration facility. Staff recommended that the Board approve the request for a deferral due to minimal improvements within Ephrata Township.

A motion was made by Ty Zerbe to approve the request for a deferral of the Land Development Plan Review to West Earl Township due to the justification provided. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Park Pavilion Project – August 7th Start Date.** Manager Sawyer stated that the park pavilion project is scheduled to start tomorrow, weather permitting.
- **Hammon Avenue Paving Project.** Manager Sawyer stated that the Hammon Avenue Paving Project is now complete. Ephrata Township's portion of the project was 400 feet from the Meadow Valley Road intersection. Township staff

is very pleased with the work completed by New Enterprise Stone and Lime Company.

- **E. Mohler Church Road Subdivision – Revision to the Plan.** Manager Sawyer stated that the developer has requested approval to construct a dwelling with a basement on Lot #9 of the Subdivision Plan. The recorded subdivision plan included a note that the dwelling on lot 9 would not have a basement due to the proximity to a rain garden to control storm water. Jim Caldwell stated that special water proofing and engineering is being required prior to staff making a recommendation concerning the request. Staff is also recommending an Indemnification Agreement be required to protect the Township and provide notice to future owners. The Board agreed with staff's recommendation. Manager Sawyer will notify the developer of what is required for the Township to consider their request.

Solicitor – Tony Schimaneck

Solicitor Schimaneck informed the Board that Manager Sawyer contacted his office to prepare a draft Ordinance amending the Township's Traffic Ordinance to increase fines for parking violations requested by the Ephrata Borough Police Department and to add speed limits, no parking zones and stop signs on recently dedicated streets. The draft Ordinance will be placed on the next meeting agenda for the Board to consider.

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

- MS4
- 887 East Main Street – Land Development Plan
- East Mohler Church Subdivision – Lot #9
- Akron Road Culvert Project – Bids and Bond Received.

Jim Caldwell stated that the documents to approve the bid and the contract for the Akron Road Culvert project will be ready to execute in the near future. He requested approval from the Board to authorize execution of all documents needed for AH Moyer to begin the Project.

A motion was made by Tony Haws to authorize staff to execute all documents with AH Moyer needed to begin the Akron Road Culvert project. The motion was seconded by Ty Zerbe and carried unanimously.

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 information to discuss.

August 6, 2024 Supervisors' Meeting minutes continued

A motion was made by Tony Haws to adjourn the meeting at 8:29 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws