

EPHRATA TOWNSHIP SUPERVISORS' MEETING

February 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. The meeting was conducted virtually utilizing Microsoft Teams which is a telecommunications application that provides video chat and voice calls between computers, tablets and telephones.

A notice was posted on the Township Building and on the Township's website notifying the general public that they can join the meeting by calling the number and entering the meeting ID. We also notified the public that the Township will also accept public comment by e-mail or by written comments that can be dropped in the mail slot of the Township building.

Present were: Supervisor Clark Stauffer
 Supervisor Tony Haws
 Township Manager Steve Sawyer

Participating Virtually: Administrative Asst. Jennifer Carvell
 Township Engineer Kara Kalupson
 Township Solicitor Tony Schimaneck

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 Tony Haws. The motion was seconded by Clark Stauffer and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the January 19, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Clark Stauffer and carried unanimously.

EPHRATA MENNONITE SCHOOL –FINAL PLAN

Todd Shoaf from Pioneer Management, LLC gave an overview and explanation of the proposed project. The property is located at 650 Stevens Road and the current owner is First United Methodist Church. EMS is proposing to subdivide the property into two lots and purchase 29.7 acres from the Church to construct a new school building. The new school building's total build-out would include a building footprint of approximately 66,112 SF. This building footprint includes a two-story school with 17,865 SF, a 27,572

SF gym that can accommodate 1,000 people for assemblies and special programs and an approximate 20,675 SF future two story expansion. The school would have a maximum capacity of 390 students, including 195 elementary students and 195 secondary students. The campus would have 302 parking spaces, a greenhouse, a playground and athletic fields, including two soccer fields and a softball field. Rettew Associate's Letter dated January 18, 2021 along with the Ephrata Township Planning Commissions and Lancaster County Planning Commissions' recommendations were provided to the Board of Supervisors for their review prior to the meeting.

A motion was made by Tony Haws to recommend approval of a waiver to Section 305 – Preliminary Plan Processing Procedure, based on the justification provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to Section 402.C.3 and 402.C.4 – Existing Features within 200', based on the justification that was provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to Section 403.A – Drafting Standards, based on the justification provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend disapproval of a waiver to Section 602.A.7, 603.B & 609.E – Reconstruction of Perimeter Streets, Curbing, Sidewalk and Street Trees but to allow the applicant to defer the reconstruction, curbing and sidewalk along of North Reading Road and Stevens Road along the frontage of Lot 1, and the planting of street trees along the North Reading Road and Stevens Road along the frontage of lot 1. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to Section 603.C.2 – Curb Height, based on the justification provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to Section 604.D.7, 609.A & 609.B – Buffer Planting for Reverse Frontage Lots and Industrial Landscaping, based on the justification provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to SWMO Section 406.3.e.3 – Maximum Spillway Width, based on the justification and alternative provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to SWMO Section 407.24.a.3 – Minimum Pipe Cover, based on the justification and alternative provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to SWMO Section 407.24.a.4 – Minimum Pipe Diameter, based on the justification and alternative provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to SWMO Section 409.1.B.3.a – Loading Ratio, based on the justification and alternative provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion was made by Tony Haws to recommend approval of a waiver to SWMO Section 407.24.d.3 – Minimum Swale Slope, based on the justification and alternative provided. The motion was seconded by Clark Stauffer and carried unanimously.

A motion as made by Tony Haws to recommend approval of the Ephrata Mennonite School Final Subdivision and Land Development Plan based on the conditions contained in the Township Engineer's letter dated January 18, 2021. The motion was seconded by Clark Stauffer and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Lancaster Farmland Trust – Harnish/Burkholder Properties.** Manager Sawyer stated that the Township received an email from Katie Yoder of Lancaster Farmland Trust dated January 26, 2021 regarding four (4) tracts of land between Mohler Church Road and Valley View Drive that the Trust and the property owners are interested in preserving. Three of the tracts are owned by David and Florence Harnish and one of the tracts is co-owned by David and Florence Harnish and Barry and Elaine Burkholder. Manager Sawyer provided the Board of Supervisors with a map showing the location of each tract. As part of the approval process, the Lancaster Farmland Trust Board of Trustees is requesting a letter of support from Ephrata Township.

A motion was made by Tony Haws authorizing staff to send a letter of support to preserve the four (4) tracts of land. The motion was seconded by Clark Stauffer and carried unanimously.

- **Mohler Church Road Bridge.** The Board of Supervisors were provided with a Memorandum from David Hogle of Rettew Associates dated January 15, 2021 for their review prior to the meeting. Manager Sawyer stated that there were two (2) vehicle accidents recently that caused damage at the Mohler Church Road Bridge. Manager Sawyer requested that Rettew Association perform an inspection of the bridge to document the damage and issue a recommendation on the repairs needed. Manager Sawyer stated that staff is currently getting estimates for the necessary repairs. The Township has police reports from both accidents and the cost of the repairs will be billed to the responsible party's auto insurance company.
- **PennDOT Letters – Meadow Valley Road and Hahnstown Road/Glenwood Drive.** Manager Sawyer stated that a letter was sent to PennDOT in November requesting a lower speed limit for Meadow Valley Road between Route 272 and

the Fieldcrest Development. Since the Township had not heard anything, he sent a second letter in late December. PennDOT contacted the Township in January to notify us that the first letter was never received and that PennDOT will be conducting a speed study of Meadow Valley Road to determine if a lower speed limit meets PennDOT warrants.

Manager Sawyer informed the Board that he has sent a letter to PennDOT requesting a safety study of the intersection of Hahnstown Road and Glenwood Drive as authorized by the Board at the last meeting.

- **Snow Storm Update.** Manager Sawyer stated that the seasonal employees were used for the recent snow storm due to the duration of the storm. No major incidents to report.

Solicitor Tony Schimaneck

Tony Schimaneck was having audio problems at the time but Manager Sawyer stated that he did not have anything additional that would require information from him at this time.

APPROVAL OF BILLS

A motion was made by Tony Haws to accept the list of checks written and to pay any bills pending. The motion was seconded by Clark Stauffer and carried unanimously.

CORRESPONDENCE

Tony Haws stated that there was no additional correspondence at this time.

A motion was made by Tony Haws to adjourn the meeting at 8:05 p.m. The motion was seconded by Clark Stauffer and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe