

EPHRATA TOWNSHIP SUPERVISORS' MEETING

February 20, 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
Police: Sgt. Matt Randolph
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 February 6, 2024 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

EPHRATA CROSSING LOT 4 USE DISCUSSION – RICK STAUFFER & CHRIS VENARCHICK

Rick Stauffer owner of Ephrata Crossings and Chris Venarchick of RGS Associates were present. Ephrata Township received an email dated February 14, 2024 from Chris Venarchick requesting to be on the Board of Supervisors Agenda to have an informal conversation regarding a possible zoning ordinance text amendment and development ideas for Lot #4 in Ephrata Crossings. Rick Stauffer is interested in developing the property with commercial uses on the ground floor with residential use above. The Board of Supervisors were also provided with pictures of similar type developments in other municipalities in the Lancaster area. Manager Sawyer stated that this type of use is not a permitted use in the C-2 (Mixed-Use) Zoning District, so an amendment to the Zoning Ordinance would be required. In addition, if the Township would consider a text amendment, it would not just allow this type of use on this site, but it would allow this type of

use throughout the Mixed-Use Zoning District. The Board of Supervisors stated that the concept has merit in certain areas, but would have been more open to the idea if it would have been proposed for the entire Lakeside Villas and Ephrata Crossing Developments. The Board informed Mr. Stauffer that they are not interested in changing the Mixed-Use Zoning District regulations to allow apartments in the same building as a commercial use.

STAFF REPORTS

Police Department – Sgt. Matt Randolph.

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 January totaling 387 incidents. There were 18 arrests and 15 traffic citations. The monthly report will be kept on file in the office.

Sgt. Randolph also informed the Board that Manager Sawyer contacted the EPD to request an accident history and speed study for the intersection of East Mohler Church Road and Ridge Avenue. The Township recently received a complaint concerning this intersection. The EPD provided the Township with the accident history and the speed study will be submitted to the township in the near future. Manager Sawyer stated that he will forward the information on to the Township's Engineer for their review and recommendation to be reported at a future meeting.

Manager Steve Sawyer

- **Customer Computer – Proposal for New Server and E-mail Upgrade.** Manager Sawyer stated that he received a proposal from the Township's IT company, Custom Computer, for a new server and e-mail service. Custom Computer is recommending both upgrades due to the age of the server and security issues with the current email provider. The new server is \$8,534.60 and the new email proposal is \$1,900.00 totaling \$10,434.60.

A motion was made by Tony Haws to approve the proposals from Custom Computer for a new server and email as presented and recommended by staff in the amount of \$10,434.60. The motion was seconded by Ty Zerbe and carried unanimously.

- **Building Code – Third Party Plan Review and Inspection Program.** ABI is currently the appointed Building Code Inspection company for Ephrata Township. Manager Sawyer stated that he has had some inquiries from property owners and contractors requesting that the Township consider appointing multiple building code inspection companies, especially for commercial projects. Manager Sawyer provide a survey of surrounding municipalities and most are offering 2 or more different inspection companies to choose from. The Board of Supervisors authorized Manager Sawyer to contact a few different inspection companies to see if they would be interested in inspecting in Ephrata Township for commercial projects at this time.

- **Planning Commission Appointment.** Manager Sawyer reminded the Board of Supervisors that the Township is in need of appointing a new Planning Commission member to replace Marvin Sauder.

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

- Akron Road Culvert Project
- Signature Custom Cabinetry Addition – LDP
- Darin Weaver - SWMP
- Jerry Balmer - Rothsville Road – 2nd Dwelling
- Shannon Hurst – Lot Add-On Plan
- Blue Ridge Cable – HOP
- Allen Auker – SWMP Site Inspections
- Tommy's Carwash – Storm Water Basin Correction
- Ephrata Crossings Phase 2 – As-Built 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

There was no additional information to add to the meeting.

A motion was made by Tony Haws to adjourn the meeting at 8:46 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe