

## **-EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**February 21, 2023**

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  
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**

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 7, 2023 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### **STAFF REPORTS**

#### **Manager Steve Sawyer**

- **DEP Sewage Planning Module – Ephrata Crossing Phase 3.** Ephrata Township received a request for approval of a DEP Sewage Planning Module Exemption for Ephrata Crossing Phase 3 project from RGS Associates on behalf of Property Investing & Management. The proposed project consists of a restaurant space building and a shared restaurant and retail space building totaling approximately 12,000 square feet. The sewage capacity proposed for the project has been approved by Ephrata Township Sewer Authority and Ephrata Borough Water Authority. Staff recommended approval to the Board of Supervisors.

A motion was made by Ty Zerbe to approve the DEP Sewage Planning Module as presented. The motion was seconded by Tony Haws and carried unanimously.

- **Sale of Ford F-250.** Manager Sawyer stated that he advertised the sale of the 1992 Ford F-250 in the Ephrata Review, Shopping News and Lancaster Farming. Sealed bids were opened on February 16, 2023. There were 13 bids received and staff recommended awarding the sale of the F250 to the highest bidder, Richard Desantis, in the amount of \$8,980.00.

A motion was made by Tony Haws to approve the sale of the 1992 F-250 to Richard Desantis in the amount of \$8,980.00. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Baseball Association – Field Reservation Request.** The Township received a Semi-Annual request from the Ephrata Baseball Association to reserve the baseball field at the Ephrata Township Community Park for 10U Section 1 from March 1st through July 31, 2023. This is the same request and use that has been permitted in the past.

A motion was made by Ty Zerbe to approve the request from Ephrata Baseball Association to reserve the Ephrata Township Community Park Baseball Field from March 1st through July 31, 2023. The motion was seconded by Tony Haws and carried unanimously.

- **Short-Term Rental Regulations – Draft Amendment.** At the last meeting, the Board of Supervisors gave direction to staff as to the modifications they wanted made to the draft amendment for review and discussion at a future meeting. Manager Sawyer stated that the changes directed by the Board were made and Manager Sawyer requested authorization to send the Zoning Ordinance Text Amendment to the Lancaster County Planning Commission and Ephrata Township Planning Commission for their review and recommendations as presented. Tony Haws stated that he spoke to some neighbors in the Eastbrooke Development and they were in favor of the amendments to the short-term rental regulations being considered by the Board.

A motion was made by Tony Haws to authorized staff to send the Short-Term Rental Regulations Amendment as presented to the Lancaster County Planning Commission and Ephrata Township Planning Commission for their review and recommendations. The motion was seconded by Ty Zerbe and carried unanimously.

- **Resident E-Mail – Storm Water Management Easement in Charity Gardens.** Manager Sawyer provided the Board of Supervisors with an email received from a Township resident in Charity Gardens requesting permission to place a retaining wall 5 foot into a recorded Storm Water Management Easement. Manager Sawyer stated that the Township has denied such requests in the past and that the easement is required to not only convey storm water but to also provide a 30 foot access for maintenance or repairs to the storm water facility. In addition, Charity Gardens has a Home Owner's Association that is responsible for the maintenance of the storm water facilities and there have been numerous sinkholes in this development. Jim Caldwell stated that if you allow it to happen on one property more requests will most likely occur. He recommended denying the request.

A motion was made by Ty Zerbe to deny the request to install a retaining wall within the Storm Water Easement made by Ben Donahower of Charity Gardens. In addition, direction was made to staff to notify the Home Owners Association of the request and decision made by the Township for future reference. The motion was seconded by Tony Haws and carried unanimously.

- **Update on Street Light in Eastbrooke.** At the last Supervisors meeting, Mr. and Mrs. David Palm of 63 Brookfield Drive were in attendance. Mr. Palm stated that the street light in front of his home has not functioned for an extremely long time. PPL notified the Township that the entire pole needed to be replaced. Staff was directed by the Board of Supervisors to follow up with PPL for a status of this repair work. Manager Sawyer provided the Board of Supervisors with an email from PPL regarding the status of this repair. PPL stated that this pole style is on backorder which is why the repair has not yet been made. Manager Sawyer suggested replacing the pole with a similar style instead of waiting for the exact pole to be available. The last email from PPL stated that a replacement pole was located and the work is scheduled for the last week in February or the first week in March. Mr. Palm will be notified of this as well.
- **Cocalico Creek Restoration Project – Progress Report.** A site visit scheduled for this past Friday was rescheduled due to bad weather. The rescheduled date is this Wednesday, February 22, 2023. Jim Caldwell and Steve Sawyer will be meeting with Fly Way Construction to discuss the progress of the project and to determine a field change for the location of the walking trail which will help with future maintenance issues that will most likely occur if it is constructed as shown on the current plan. Manager Sawyer will update the Board of Supervisors at the next meeting.

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

Cocalico Creek Restoration Project – Site Work  
East Mohler Church Subdivision – Site Inspections  
CB Burkholder – Pre-Construction Meeting  
Storm Water Management Plan – Allen Auker

#### **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 had nothing additional to add to the meeting.

*February 21, 2023 Supervisors' Meeting minutes continued*

A motion was made by Tony Haws to adjourn the meeting at 8:08 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe