

EPHRATA TOWNSHIP SUPERVISORS MEETING

February 4, 2025

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
Manager:	Steve Sawyer
Admin. Assist.:	Jennifer Carvell
Bookkeeper:	Valerie Roark

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

Ty Zerbe stated that a correction is needed under Public Comment for the January 21, 2025 minutes. "He" should be added to the second sentence and read as follows: "The Board of Supervisors welcomed Representative Greiner and he presented the Board of Supervisors with an American and State Flag for the use at the Township Building". Clark Stauffer also stated that on page four (4) under the Engineer's Report a plan name needs to be corrected. Kenneth Hill Storm Water Management Plan should be corrected to be Kenneth High Storm Water Management Plan.

A motion was made by Tony Haws to dispense with the reading of the January 21, 2025 Supervisors' Minutes and to approve them as they have been corrected. The motion was seconded by Ty Zerbe and carried unanimously.

EPHRATA PUBLIC LIBRARY – ABIGAIL BALMER & BRIAN FREY

Abigail Balmer of the Ephrata Public Library (EPL) was present at the meeting. Abigail provided the Board of Supervisors with the EPL 4th Quarter Municipal Report with information concerning the winter programs and data showing the EPL's circulation and public involvement numbers for 2023 and 2024. Abigail stated the Library System of Lancaster County (LSLC) received a 17% reduction in funding from Lancaster County. She provided a summary of cuts to the LSLC budget that have already gone into effect or will be going into effect due to the reduction in funding. Abigail was excited to inform the Board of Supervisors that the issuance of new library cards and visits in 2024 increased from 2023. The Board of Supervisors thanked Abigail for attending the meeting and for the information provided.

STAFF REPORTS

Manager Steve Sawyer

- **February Zoning Hearing Board Application.** Manager Sawyer stated that there are two (2) Hearings scheduled for the February 18, 2025, Zoning Hearing Board Meeting. The first applicant is MCR Property Investments Inc. requesting a Special Exception for a self-storage facility at 512 West Trout Run Road. The property is approximately 2.5 acres and is located in the mixed use (C-2) Zoning District. The owner is seeking approval to add 90 self-storage units of varying sizes, for a total of 10,400 square feet of storage on the northern half of the property.

Manager Sawyer stated that the second Zoning Hearing Board Application was for LCW Holdings, LLC, property owner of 237 E. Fulton Street. The parcel is located in both Ephrata Borough and Ephrata Township. The property is zoned RLD in the Ephrata Township portion of the property and the applicant is proposing to construct two six-unit apartment buildings located primarily in the Ephrata Borough portion of the property. A small portion of one of the apartment buildings, a portion of the parking area and storm water facilities are proposed to be located in Ephrata Township. The Ephrata Borough Zoning Hearing Board has approved the apartment use in Ephrata Borough.

Manager Sawyer recommended to the Board of Supervisors that the Township not present testimony on either applications at the Hearing. The Board of Supervisors agreed with this recommendation. No action was taken.

- **2025 Co-Operative Bidding Resolution.** Manager Sawyer recommended that the Board of Supervisors approve a Resolution to participate in a Co-Operative Bidding and Purchasing Agreement for the procurement of road work identified as chip seal coating and line painting with multiple municipalities. The Township will participate in the bidding for 17,599 square yards of ¼" stone single application seal coating, 8,700 square yards of #8 stone seal coating application and Line Painting for 162,600 feet of double yellow line and 183,870 feet of single white line.

A motion was made by Ty Zerbe to approve the Resolution to participate in a Co-Operative Bidding and Purchasing Agreement for the Procurement of road work identified as chip seal coating and line painting with multiple municipalities as presented. The motion was seconded by Tony Haws and carried unanimously.

- **Temporary Hoop Building – Martin Energy.** Manager Sawyer stated that Martin Energy is currently finalizing their Land Development Plan to remove all but one of the existing buildings and constructing a new 12,000 SF building on their property located at 34 West Mohler Church Road. Martin Energy is requesting permission to install a temporary 40' X 60' Hoop building to house supplies and equipment during the demolition and construction of their proposed new building. Manager Sawyer stated that the Township has approved similar

requests from other businesses subject to Board of Supervisor approval prior to permits being issued.

A motion was made by Tony Haws to approve Martin Energy's temporary 40' X 60' hoop building for the purpose of storage during their redevelopment project. The motion was seconded by Ty Zerbe and carried unanimously.

- **MS4 Educational Event for Clay Township and Ephrata Township Farmers.** Manager Sawyer stated that Clay Township has contacted Ephrata Township to see if the Township would be interested in participating in an MS4 Education Event for the agricultural community. Team Ag and PSU Extension would assist with the mailing and presentations for the event. The municipalities would be responsible for the cost of sending out the invitations, the educational presentation and lunch. Manager Sawyer stated that the event is being planned for the week of March 10th and the cost of the event will depend on the number of participants. Manager Sawyer is requesting authorization to move forward with partnering with Clay Township for this event.

A motion was made by Ty Zerbe to authorize staff to move forward with planning the MS4 Agricultural Educational Event with Clay Township. The motion was seconded by Tony Haws and carried unanimously.

Solicitor – Tony Schimaneck

Solicitor Schimaneck was not in attendance.

Township Engineer Jim Caldwell was not in attendance.

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 each Supervisor was invited to the Pioneer Annual Banquet to be held March 15, 2025. Tony Haws stated that there was no additional correspondence that has not already been discussed.

A motion was made by Tony Haws to adjourn the meeting at 7:45 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws