

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**January 21, 2020**

The Ephrata Township Supervisors met this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Rd., Ephrata, Pennsylvania.

Present were Supervisors: Clark Stauffer  
Tony Haws  
Ty Zerbe  
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**

John Williamson of Team Ag and Jay Snyder of the Cocalico Creek Watershed Association were present. Mr. Williamson notified the Board of Supervisors that the CCWA received a grant from the National Fish & Wildlife Foundation for the Cocalico Creek Watershed Association for a project titled "Cocalico Creek Watershed Farmer Engagement for Conservation (PA)". The overall goal of this project is for the seven (7) Townships in the Cocalico Creek Watershed Association which are Penn, Elizabeth, Clay, West Cocalico, East Cocalico, Ephrata, and West Earl to build a collaborative relationship with the farmer community to improve water quality soil health, and township stormwater management. The Board of Supervisors were presented with an Activity Guideline Sheet for the time period of the Grant which is from November 30, 2019 through the next two (2) years. The first focus is to hold a winter farm meeting in each Municipality for all farmers to discuss what can be done to achieve these goals and what funding opportunities are available for BMPs. The Board of Supervisors were asked to help with planning the Winter Farmers Meeting by setting a date, providing addresses if available, and making phone calls, etc.

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**

Ty Zerbe stated that the motion on page 3 of the January 6, 2020 Supervisors' Meeting Minutes under on-call pager compensation pay should read as follows: "A motion was made by Tony Haws to set the compensation for the maintenance on-call pager responsibilities for 2020 at \$400.00 per year per road department employee. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Tony Haws to dispense with the reading of the January 6, 2020 Supervisors' minutes and to approve them as corrected. The motion was seconded by Ty Zerbe and carried unanimously.

**RYAN HORST – REQUEST FOR WAIVER OF LAND DEVELOPMENT / STORM WATER MANAGEMENT**

Ryan Horst of 550 West Trout Run Road was present. Ryan Horst is proposing to build a 7000 square foot pole building for equipment storage on his property. The proposed location is currently a stone parking lot and is being used as outdoor storage. Ryan is proposing to remove 1396 square foot of existing impervious and has removed 6,000 square foot of impervious area in 2019. In 2018 Ryan completed a 2040 square foot addition to his home. When a Land Development Plan was completed by the previous owner there was not as much impervious area shown on the plan as currently exists. The main concern was the storm water from the roof of the proposed building that will now be concentrated at the downspouts. The use of the property will not change neither will traffic or the number of employees. Jim Caldwell recommended approving the request for the Land Development and Storm Water Management Waiver on the condition that the applicant work with staff to control the new concentrated storm water from the new building and removing additional impervious area from the site to offset the added roof area.

A motion was made by Tony Haws to grant the request for Waiver of Land Development Plan and Storm Water Management Plan for 550 West Trout Run Road conditional upon Ryan Horst working with staff to address the concentrated storm water discharge and removing impervious area to offset the added roof area. The motion was seconded by Ty Zerbe and abstained by Clark Stauffer.

**STAFF REPORTS**

**Jim Caldwell for Manager Steve Sawyer**

- **Ephrata Crossing East – Financial Security Reduction.** The Board of Supervisors were provided with a letter from Rettew Associates dated January 8, 2020 regarding a request for reduction of Financial Security for Ephrata Crossing East. Jim Caldwell stated that based upon a site visit and submitted documentation he recommended a financial security reduction in the amount of \$336,368.30 leaving an outstanding balance of \$107,102.25.

A motion was made by Ty Zerbe to approve a Financial Security Reduction for Ephrata Crossing East in the amount of \$336,368.30 leaving an outstanding balance of \$107,102.25. The motion was seconded by Tony Haws and carried unanimously.

- **Erwin Zimmerman – Financial Security Reduction / Release.** Ephrata Township received a letter dated January 13, 2020 from Christopher Falencki of McCarty Engineering requesting the release of Erwin Zimmerman's financial security for 421 Brossman Road Stormwater Management Plan. Jim Caldwell explained that the approved plan required an infiltration bed and the bed was inspected and approved by Ephrata Township. Jim Caldwell recommended

approving the full release of Mr. Zimmerman's financial security with the condition that Mr. Zimmerman's engineer provide the Township with a letter certifying the work was completed per the Storm Water Management Plan.

A motion was made by Ty Zerbe authorizing the full release of Erwin Zimmerman of 421 Brossman Road financial security in the amount of \$22,355.00 plus interest conditional upon the receipt of a letter from an engineer certifying the infiltration bed was completed per the Storm Water Management Plan. The motion was seconded by Tony Haws and carried unanimously.

- **Comcast Submission – Lincoln Gardens.** Jim Caldwell stated that Rettew Associates is reviewing a Comcast submittal for the Lincoln Gardens Development. This is their first review and they will be following the newly adopted revised ordinance regulating street openings and excavations. They are also checking to be sure that none of the pedestal locations shown are within Storm Water Easements. Jim Caldwell will report an update of their findings and recommendations at the next Supervisors' Meeting.
- **Accident History – Schoeneck Road.** Manager Sawyer received an email dated December 19, 2019 from Carolyn Hildebrand, Manager of West Cocalico Township notifying the Township that West Cocalico is requesting that PennDOT conduct a safety study of Schoeneck Road from Queen Street in Schoeneck to the West Cocalico and Ephrata Township municipal boundary. Manager Hildebrand also asked if Ephrata Township would like to be included in the request to further the safety study of Schoeneck Road to Route 272. At the January 6, 2020 Supervisors' Meeting, the Board of Supervisors requested Lt. McKim to provide a five (5) year accident history for their next Supervisors' Meeting. The Board of Supervisors were provided an accident history report from January 1, 2015 through December 31, 2019 to review prior to the meeting. After discussion, the Supervisors agreed that the Township did not feel that there was a need for PennDOT to conduct a safety study in Ephrata Township, but supported West Cocalico's concerns in their jurisdiction. The Board of Supervisors directed staff to contact West Cocalico Township to state that if having Ephrata Township's support for a safety study would be beneficial to West Cocalico Township that the Township would be willing to honor their request.
- **MH Eby – Meeting to Discuss Relocation of Dumpsters.** Manager Sawyer notified the Board of Supervisors that he has received complaints from local residents close to MH Eby regarding noise from dumpsters being used on their property. Manager Sawyer contacted Gary Musselman of MH Eby concerning the complaints. An email from Gary Musselman dated December 17, 2019 showing a site plan and request to relocate two (2) dumpsters was submitted to the Board of Supervisors for their review. Manager Sawyer stated that the proposed relocation of the dumpsters would require new impervious area. The site is "maxed out" for impervious area based on their current storm water management facilities. Manager Sawyer requested that MH Eby consider relocating the dumpsters to an existing impervious location. Since the last Supervisors meeting, Manager Sawyer and Supervisor Haws met with Gary Musselman on site. According to Mr. Musselman, most of the noise is coming from the cardboard

dumpsters when they are being emptied by the hauler. MH Eby has changed their pick up times with their private hauler. The Supervisors also discussed a possible change to their cardboard recycling procedure that would reduce the need of private hauler pickups. Staff will report any updates received from MH Eby at a future meeting.

**Engineer Jim Caldwell** reported that there are several plans in the review process.

- MS4 – Autumn Hills Project
- Ephrata Crossing – Phase 2
- Creek Corner - Financial Reduction
- Martin Energy

**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 correspondence to report at this time.

A motion was made by Tony Haws to adjourn the meeting at 8:52 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