

## EPHRATA TOWNSHIP SUPERVISORS' MEETING

January 21, 2025

The Ephrata Township Supervisors met on 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  
Bookkeeper: Valerie Roark  
Engineer: Jim Caldwell  
Police: Sgt. Randolph

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

### PUBLIC COMMENTS NON-AGENDA ITEMS

PA House Representative Keith Greiner was present to observe the Supervisors Meeting. The Board of Supervisors welcomed Representative Greiner and presented the Board with an American and State flag for use at the Township building.

There was no one else 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 January 6, 2025 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### ZIMMERMAN AUTO – PETITION TO AMEND THE ZONING ORDINANCE AND MAP – ATTORNEY DWIGHT YODER

Attorney Dwight Yoder from Gible Kraybill & Hess was present. At a previous meeting there was discussion with the Board of Supervisors regarding a potential change to the Ephrata Township Zoning Ordinance and zoning map that would allow their existing businesses located at 730 Glenwood Drive to expand.

Attorney Yoder presented a Petition to amend the Ephrata Township Zoning Ordinance and Map to allow expansion of non-conforming businesses located within the Ephrata-Akron Urban Growth Area pursuant to specific regulation and criteria. Attorney Yoder stated that the language that was used was based on the feedback he received at the prior meeting and was present to answer any questions that the board may have concerning the petition. The Board of Supervisors were given the petition for their review prior to the meeting and Manager Sawyer stated that staff and the Township Solicitor have also reviewed the draft ordinance and map amendment. Manager Sawyer stated that if the Board of Supervisors would like to consider the Zoning Ordinance and map amendment, the next step would be for the Board to authorize the petition to be forwarded to the Lancaster County Planning Commission and the Ephrata Township Planning Commission for their review and recommendations.

A motion was made by Ty Zerbe to authorize staff to send the petition proposing to amend the Zoning Ordinance and Map to the Lancaster Planning Commission and Ephrata Township Planning Commission for their review and recommendations as presented. The motion was seconded by Tony Haws and carried unanimously.

**KENNETH HIGH STORM WATER MANAGEMENT PLAN – CHRIS GIBBS, SCOTCH HILL SOLUTIONS**

Chris Gibbs of Scotch Hill Solutions was present on behalf of Kenneth High of 255 Middle Creek Road, Lititz, to present a storm water management plan. Chris gave a brief narrative of the proposed project and presented a site plan to show the storm water management plan proposed. Kenneth High is proposing to construct a barn, concrete waste storage tank, sand lane and associated stack pads, gravel drives and pads, a rain garden, a detention basin, and riparian forest buffer. The limit of disturbance for the proposed project is 5.21 acres. An NPDES Permit will also be required as part of the approval process. Rettew Associates has reviewed the Storm Water Management Plan and provided a review letter dated January 20, 2025. Chris Gibb requested conditional approval in hopes to begin construction in the spring of 2025.

A motion was made by Tony Haws to conditionally approve the Storm Water Management Plan for Kenneth High subject to the conditions contained in the Rettew Associates Letter dated January 20, 2025. The motion was seconded by Ty Zerbe and carried unanimously.

**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 December totaling 360 incidents. There were 14 arrests and 16 traffic citations. In addition, the Supervisors were provided with reports from December of 2023 and November of 2024 for comparisons. The monthly report will be kept on file in the office.

Sgt. Randolph stated that the EPD had a Community Police Event at Walmart to benefit the Toys for Tots program in December that was very successful and well received by the community.

**Manager Steve Sawyer**

- **New Life Fellowship Church – Waiver of Land Development.**  
Manager Sawyer stated that a representative for New Life Fellowship Church was unable to attend the meeting. The church is located on East Fulton Street adjacent to the Ephrata Township Community Park. They are proposing a 2,083 square-foot building addition for additional classrooms. The current parking lot is adequate to serve the addition and there is sufficient capacity in the existing stormwater system to mitigate the additional runoff created by the addition. Manager Sawyer stated that the current basin was put in as part of their last project and was sized for future projects. Rettew Associates Review Letter dated January 20, 2025 was also submitted to the Board of Supervisors. Staff recommended conditional approval.

A motion was made by Ty Zerbe to approve the request for a Waiver of Land Development for the New Life Fellowship Church addition conditional upon Rettew Associates Letter dated January 20, 2025. The motion was seconded by Tony Haws and carried unanimously.

- **East Mohler Church Road Subdivision – Lot 9 Basement.** The Board of Supervisors were presented with an Agreement prepared by Hunter Creek Partner's Attorney indemnifying the Township from and against any and all claims, actions, causes of action, fines, penalties, liabilities, or damages arising from or related to the provision of a basement with the proposed dwelling and the issuance of a building permit in connection therewith. Manager Sawyer stated that the recorded subdivision included a condition that there would be no basement on the dwelling on Lot #9 due to the proximity of the home to a SWM rain garden located on this lot. The developer is now requesting approval to modify the plan to allow the construction of a single-family dwelling on Lot #9 with a basement. Manager Sawyer stated that the Township Solicitor and staff have reviewed the agreement and believe that it covers the Township's concerns and liability. Staff recommended approval subject to final review and approval of the exhibits.

A motion was made by Tony Haws to approve the proposed revision to the East Mohler Church Subdivision Plan for Lot #9 and the Agreement as presented subject to staff's final review and approval. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Youth Soccer Club – Spring Field Reservation Request.** The Township received a request from the Ephrata Youth Soccer Club to reserve the soccer field at the Ephrata Township Community Park for ages 6 through 14 from March 10th through June 15<sup>th</sup> 2025. A Certificate of Insurance was also provided.

A motion was made by Ty Zerbe to approve the request from Ephrata Youth Soccer Club to reserve the Ephrata Township Community Park from March 10th through June 15, 2025 for ages 6 through 14. The motion was seconded by Tony Haws and carried unanimously.

- **Church Avenue – Possible PennDOT Turnback.** PennDOT has requested that Ephrata Township consider accepting a turnback of the portion of Church Avenue that is currently a PennDOT road. Improvements are needed from Industrial Drive to Mohler Church Road. 58.6% of this section of road is owned and maintained by Ephrata Borough and the remaining 41.4% is PennDOT road. PennDOT has agreed to reimburse the Township for the cost to improve their section of the road. Ephrata Township has received an estimate from New Enterprise Stone and Lime Company for milling, base repair, and resurfacing, etc. Manager Sawyer was in contact with Dave Burkholder of Ephrata Borough and the Borough is in favor of participating in the project. Formal bidding and legal agreements would be required for the turnback and improvements to the road.

A motion was made by Ty Zerbe in support of the possible turnback and to authorize staff to continue to work with PennDOT on the agreements that would be necessary. The motion was seconded by Tony Haws and carried unanimously.

- **Ephrata Township Park Pavilion - 2025 Rates.** Manager Sawyer stated that the Township has been charging the same rates to rent the Ephrata Township Community Park's Pavilion since 2013. Staff researched pavilion rental rates for neighboring municipalities and based on the results, Manager Sawyer recommended keeping the Ephrata Township's 2025 rate the same as 2024, which is \$100.00 for residents and \$150.00 for non-residents.

A motion was made by Ty Zerbe to set the 2025 Pavilion Rates at the Ephrata Township Community Park the same as 2024, which is \$100.00 for residents of Ephrata Township and \$150.00 for non-residents. The motion was seconded by Tony Haws and carried unanimously.

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

Kenneth Hill – Storm Water Management Plan  
AB Martin – Traffic Study  
New Life Fellowship Church – Waiver of LDP  
Jeff Burkholder – Glenwood Drive Sketch 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

Tony Haws stated that the Supervisors received an invitation to the Lincoln Fire Company's Annual Awards Banquet which is scheduled for February 22, 2025. There was no additional information to add to the meeting.

A motion was made by Tony Haws to adjourn the meeting at 8:48 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