

## EPHRATA TOWNSHIP SUPERVISORS MEETING

July 2, 2024

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
Twp. Manager:	Steve Sawyer
Bookkeeper:	Valerie Roark
Solicitor:	Anthony Schimaneck
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 to close the public comment period was made by Ty Zerbe. 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 June 18, 2024 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### 887 EAST MAIN STREET (RACETRACK) – WAIVER OF LAND DEVELOPMENT

Harold Lichtman from GLP Architects presented the request for a waiver of land development plan processing for a proposed 642 SF addition at the Racetrack convenience store / gas station located at 887 East Main Street. The Board reviewed and discussed a review letter from Rettew Associates, dated June 17, 2024 and a response letter from GLP Architects dated June 28, 2024.

Jim Caldwell stated that there are several concerns with the proposed project due to the size of the lot, parking configuration, traffic flow within the site, loading/delivery area and access to the property from the private street owned by Bergey Truck Center. Mr. Caldwell stated that Rettew Associates could not recommend approval of the waiver of land development plan processing at this time. Manager Sawyer stated that the property has a right-in / right-out access on East Main Street and a two-way access drive onto a private street owned by Berger Truck Center. There is an access agreement for the use of the private street but the applicant has not provided evidence that the owner of the private street has approved the proposed expanded use.

Mr. Lichtman requested that the Board consider approving the waiver conditioned on the applicant receiving the private street owner's approval.

Supervisor Zerbe questioned the parking configuration and the location of the trash enclosure and delivery area. The trash enclosure and delivery area would not be accessible if vehicles are parking in the parking spaces. Chairman Stauffer stated that he is concerned over the access to the site. The access to the private road is very close to the traffic signal and the private street is heavily used by the Sheetz convenience store and other businesses. Vehicles are often stacked on the private street beyond the 887 East Main Street access drive. Chairman Stauffer stated that additional information needs to be provided to confirm that this access drive will not create additional safety concerns.

Attorney Schimaneck stated that during the Public Hearing for the Liquor License transfer for this property, the attorney representing the owner stated that the access issues and other concerns discussed by the Board would be addressed when the applicant submitted plans for the proposed addition. Since the issues have not been adequately addressed, Attorney Schimaneck stated that the Board should either deny or table action on the request. If the Board decides to table action on the waiver, the applicant would have to grant the Township additional time to act on the waiver request.

Mr. Lichtman stated that the applicant would be in favor of tabling the request and would provide the Township with a 90-day time extension to act on the waiver request.

A motion was made by Tony Haws to table action on the waiver based on the applicant's request for a continuance conditioned upon the Township receiving a letter from the applicant granting the Township a 90-day time extension to act on the waiver request by 4:00 PM on July 3, 2024. If the Township does not receive a letter granting the Township a time extension by July 3, 2024 at 4:00 PM, the waiver request is denied. The motion was seconded by Ty Zerbe and carried unanimously.

## STAFF REPORTS

### Manager Steve Sawyer

- **Mohler Church Road – Engineering Agreement.** Manager Sawyer informed the Board that the Township has executed an agreement with PennDOT for the engineering for the Mohler Church Road Bridge Replacement Project. A project “kickoff meeting” has been scheduled for July 10<sup>th</sup>.
- **2024 Road Projects.** Manager Sawyer reported that the Township has completed the seal coating and paving projects for 2024. Street sweeping of the roads that were seal coated was completed on July 1<sup>st</sup> and 2<sup>nd</sup> and the Colonial Drive and Locust Bend Road paving project was completed on June 24<sup>th</sup> and 25<sup>th</sup>.
- **Akron Road Culvert Project - Easements.** Manager Sawyer reported that three easements from adjoining property owners have been executed for the project. Bids for the project will be opened on July 11<sup>th</sup> and should be ready for the Board to award at the next meeting on July 16<sup>th</sup>.

### Solicitor – Tony Schimaneck

Solicitor Schimaneck informed the Board that he did not have anything additional information to report at this time.

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

887 East Main Street – Request for Waiver of LD  
Ephrata Mennonite School – Auto Flusher / SW issue  
Akron Road Culvert Project  
MS4 Annual Report

**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 shared a letter that he received from the Ephrata Public Library thanking the Township for our annual contribution.

A motion was made by Tony Haws to adjourn the meeting at 7:53 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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J. Tyler Zerbe

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Anthony Haws