

EPHRATA TOWNSHIP SUPERVISORS' MEETING

June 15, 2021

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
Police: Chief John Petrick
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.

Police Department – Monthly Report.

Police Chief John Petrick was in attendance. Chief Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of May totaling 411 incidents. There were 16 arrests and 16 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the June 1, 2021 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

GLENWOOD FOODS – REVISED FINAL PLAN

Tom Matteson of Diehm & Sons presented the plan to the Board of Supervisors. The Property Owner, Amos Martin was also in attendance. Mr. Martin has purchased an adjoining property and will be combining the two tracts into one parcel. The project will expand the existing warehouse portion of the building and create additional parking. The retail grocery store will not be expanded. The Route 322 access will be changed to a "right out only" and the primary access will be from Martindale Road. The main storm water management facility will be a detention facility located under the proposed parking lot. The storm water facility will not include infiltration due to karst geology. Ephrata Township Planning Commission and the Lancaster County Planning Commission

have reviewed the plans and their recommendations were provided to the Board of Supervisors to review prior to the meeting along with Rettew Associates Review Letter dated May 14, 2021. No waivers or modifications are being requested.

A motion was made by Tony Haws to approve the Revised Final Plan for Glenwood Foods conditional upon Rettew Associates Letter dated May 14, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

DAVID AND FLORENCE HARNISH – LOT ADD-ON PLAN

Kevin Sapp of Trimble Surveyors, LLC was present to present the Lot Add-On Plan on behalf of David and Florence Harnish. The purpose of the plan is to transfer an .833-acre parcel from 119 Valley View Drive to 117 Valley View Drive. Harnish owns both properties and the plan will eliminate a setback issue for an accessory structure and an existing driveway. A deferral letter from Ephrata Borough is required since a small portion of one of the tracts is located in the Borough. The Ephrata Township Planning Commission has reviewed the plan and their recommendations along with Rettew Associates Review Letter dated June 7, 2021 was provided to the Board of Supervisors prior to the meeting.

A motion was made by Tony Haws to approve the David and Florence Harnish Lot Add-On Plan conditional upon Rettew Associates Letter dated June 7, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

TOMMY'S CAR WASH – TRAFFIC IMPACT STUDY

Craig Smith of RGS Associates was present along with Jarred Neal, Traffic Planning and Design to discuss with the Board of Supervisors a proposed traffic design for a proposed a one tunnel automated car wash and a tire store. The site is currently occupied by a car dealership. Based on trip generation estimates the proposed development is anticipated to generate 108 total new vehicular trips during the weekday P.M. peak hour and 67 total new vehicular trips during the Saturday midday peak hour which was obtained from a study of an existing car wash located on Lititz Pike which is similar to the proposed car wash. In addition, the Board of Supervisors received a Rettew Associates Review Letter dated June 9, 2021 prior to the meeting. A PennDOT Highway Occupancy Permit will be required. A Land Development Plan will be submitted to the Township in the near future. No action is required at this time.

STAFF REPORTS

Manager Steve Sawyer

- Ephrata Crossing – Redevelopment Authority Agreement. Richard Stauffer, Property Investing and Management, Inc. is the developer of Ephrata Crossing. Property Investing and Management, Inc. received approval of a grant in the amount of \$500,000.00 to partially fund the road improvements that were required as part of his redevelopment project. The State requirement for the funds

to be released is for Property Investing and Management, Inc., Ephrata Township, and the Redevelopment Authority of the County of Lancaster to approve and execute a Cooperation Agreement. Manager Sawyer stated that the agreement has been reviewed by the Township's Attorney's Office and the final draft was submitted to the Board of Supervisors for their review. A resolution authorizing and approving the Cooperation Agreement was also prepared. Manager Sawyer recommended approval.

A motion was made by Thy Zerbe to approve the execution of the Resolution and Cooperation Agreement between, Ephrata Township, The Redevelopment Authority of Lancaster, and Property Investing and Management, Inc. The motion was seconded by Tony Haws and carried unanimously.

- **Rail Trail Sign.** Manager Sawyer stated that Warwick Township contacted the Township regarding adding Trail Map Signs along the Warwick to Ephrata Rail Trail. A quote from Cassel Signs was received for five (5) signs. One sign is proposed to be installed in Ephrata Township close to the Millway Road parking lot at a cost of \$175.00 if approved.

A motion was made by Tony Haws authorizing the purchase of a Trail Map Sign to be placed in the Ephrata Township section of the Warwick to Ephrata Rail Trail in the amount of \$175.00. The motion was seconded by Ty Zerbe and carried unanimously.

- **APR Funding Application Submission.** Manager Sawyer stated that an email was sent to all municipalities in the Commonwealth notifying them that an application must be submitted to DCED by the end of June to receive tAmerican Recovery Act funds. The amount of funding available to each Municipality is based upon population. Manager Sawyer submitted the application and a confirmation was received from DCED.
- **Shane Weaver.** Manager Sawyer stated that during a budget session in the fall the Board of Supervisors stated that a review/increase for maintenance employee Shane Weaver would be considered mid-year in 2021. Manager Sawyer stated that monies were set aside for an increase in the 2021 budget.

A motion was made by Tony Haws authorizing a pay increase of \$1.00 per hour to Shane Weaver beginning the first pay in July 2021. The motion was seconded by Ty Zerbe and carried unanimously.

- **East Mohler Church Road Time Extension.** Ephrata Township received a letter from Randy Dautrich of Dautrich Engineering dated June 11, 2021 granting the Township a 90-day time extension to act on the East Mohler Church Road Final Subdivision Plan until October 15, 2021. Manager Sawyer stated that otherwise the Township would need to act on the plan by July 17, 2021.

A motion was made by Ty Zerbe to accept the 90-day time extension granted to the Township to act on the East Moher Church Final Subdivision Plan. The new deadline for the Township to act on the plan will be October 15, 2021. The motion was seconded by Tony Haws and carried unanimously.

- **Declaration of Disaster.** Manager Sawyer stated that the Board approved a Declaration of Disaster as recommended by the Lancaster County Emergency Management Agency and requested by the Ephrata Township Emergency Management Coordinator on March 18, 2020 due to the coronavirus disease (COVID-19). Manager Sawyer recommended that the Supervisors rescind the Declaration of Disaster at this time.

A motion was made by Ty Zerbe to rescind the Declaration of Disaster Emergency for the Township of Ephrata, dated March 18, 2020, for the Coronavirus disease (COVID-19). The motion was seconded by Tony Haws and carried unanimously.

- **Lincoln Christian Homes – Release of Financial Security.** Ephrata Township received a request from Lincoln Christian Homes to release the remaining financial security being held in an escrow account. A letter dated June 14, 2021 from Rettew Associates was submitted to the Board of Supervisors. Based on the site inspection and a review of the documentation submitted, Rettew Associates is recommending the release of the remaining financial security in the amount of \$16,929.74 subject to evidence of acceptance of the NPDES Notice of Termination.

A motion was made by Tony Haws approving the release of the remaining financial security in the amount of \$16,929.74 plus interest to Lincoln Christian Homes conditional upon Rettew Associates Letter dated June 14, 2021. The motion was seconded by Tony Haws and carried unanimously.

Engineer Jim Caldwell reported that there are several plans in the review process and construction observation phase:

MS4 – Autumn Hills Project
East Mohler Church Subdivision Plan
Comcast Road Occupancy Permits
Lakeside Villas – As-builts

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

Ephrata Township participated in a Fire Study with Ephrata Borough, Lincoln Fire Company and Pioneer Fire Company in 2020 and 2021. Ephrata Borough has requested that the Board of Supervisors decide whether they are in favor of moving forward with forming a Fire Commission at this time.

A motion was made by Tony Haws to send a letter informing Ephrata Borough that Ephrata Township is not interested in participating in a Fire Commission at the present time but is interested in continuing to meet with the fire companies and Ephrata Borough officials on a regular basis to discuss fire company issues. The motion was seconded by Ty Zerbe and carried unanimously.

A motion as made by Ty Zerbe to adjourn the meeting at 9:00 AM. The motion as seconded by Tony Haws and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe