

EPHRATA TOWNSHIP SUPERVISORS' MEETING

June 18, 2024

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
 Ty Zerbe
 Tony Haws
Twp. Manager: Steve Sawyer
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

There was no one 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 June 4, 2024 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

MENNONITE CENTRAL COMMITTEE – REVISED FINAL PLAN

The Board of Supervisors were provided with 2 Review Letters from Rettew Associates dated May 22, 2024 and June 17, 2024 for their review prior to the meeting. Brian Cooley of DC Gohn Associates was present to present the proposed plan and answer any questions that the Board of Supervisors may have. MCC is proposing to build a 68' x 168' building addition to be used for storage of items that are currently being stored outside. There is no additional impervious being added. There are no additional employees or truck traffic being proposed. There are four (4) Waivers being requested.

A motion was made by Ty Zerbe to approve a waiver request to Section 406 – Traffic Evaluation Study based upon the justification provided subject to providing current trip generation report that documents the current average daily traffic generated at the site and any change in use or future increase in the intensity of the existing use, including but not limited to traffic, number of employees, etc. shall require a review and approval by the Township.

A motion was made by Tony Haws to approve a waiver request to Section 603.A.3 – Parking Lot Landscaping based on the justification provided with the condition the applicant replace the two (2) trees to be removed from the opening along the west lot line.

A motion was made by Ty Zerbe to approve a waiver request to Section 609.B – Landscaping Barrier based on the justification provided subject to the applicant maintaining the existing trees at the southwest corner of the property and supplementing them with additional screening along the southern lot line extended to the southeast corner of the proposed building.

A motion was made by Tony Haws to approve a waiver request to Section 612.D – Emergency Access Requirements based on the justification provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Revised Final Land Development Plan per Rettew Associates Review Letter dated June 17, 2024. The motion was seconded by Tony Haws and carried unanimously.

SIGNATURE CUSTOM CABINETRY – ROAD IMPROVEMENTS FOR EXPANSION PROJECT

The Board of Supervisors were provided with an email between Su Phillips of Rettew Associates, Jason Zheng of TPD and Manager Sawyer to review prior to the meeting along with exhibits showing truck turning movements through the Springville Road – Pleasant View Road intersections. Jason Zheng of TPD and Kevin Varner of Diehm & Sons were present to discuss the proposed project and the traffic study information. A scoping meeting was held with PennDOT and Jason stated that PennDOT has deferred the shoulder width requirement and limits of curbing to the Township due to low volume of traffic that uses this area of roadway. The Board of Supervisors expressed concerns with the shoulder width at specific turns due to safety issues. The Board of Supervisors stated that they would like to see increased shoulder width of 5' to 6' feet where possible and curbing along the Springville Road from the existing curbing to the end of the radius at the intersection of Springville Road and Pleasant View Road. The board would be open to considering a waiver of curbing along the remaining Pleasant View Road frontage to the north.

887 EAST MAIN STREET (RACE TRACK) - WAIVER OF LAND DEVELOPMENT

The Board of Supervisors were provided with a request for a Waiver of Land Development for a proposed 634 square foot addition onto the existing gas station / convenience store located at 887 East Main Street. The Board of Supervisors was provided with a review letter from Rettew Associates dated June 17, 2024.

Jim Caldwell stated that he has reviewed the proposed Waiver and reviewed the site plan provided for an addition to be used for eat-in seating and a proposed walk-in cooler. The Board discussed concerns with the access to the property and congestion at the Sheetz/Bergey Truck Center private street. Jim Caldwell recommended denial of the Waiver Request due to access issues, internal traffic flow issues on the site and parking configuration.

Manager Sawyer stated that the property owner and their consultant had requested to be on the agenda but were not present at the meeting.

A motion was made by Ty Zerbe to table a decision until such time the applicant is able to be present. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Police Department – Sgt. Matt Randolph.

- **Monthly Report.** 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 May totaling 398 incidents. There were 21 arrests and 16 traffic citations. The monthly report will be kept on file in the office.

Sgt. Randolph stated that Detective Quinn has retired. They are starting the hiring process to find a replacement officer.

Manager Steve Sawyer

- **Schoeneck Road / Stevens Road Intersection – Truck Turning Issues.** Manager Sawyer stated that the Township has received complaints regarding truck traffic at the intersection of Schoeneck Road and Stevens Road Intersection. The number of tractor trailer trucks using this intersection has increased and the trucks are too large to make turns at the intersection. The property owner on the southeast corner of the intersection has reported some property damage and pictures of the large trucks attempting to make turns at the intersection. Manager Sawyer stated that since Schoeneck Road is a State Road, PennDOT would have to approve any improvements or truck turning restrictions at the intersection. Staff recommended that a letter be sent to PennDOT requesting that they study this intersection to determine if truck turning restriction or other improvements are warranted.

A motion was made by Tony Haws authorizing staff to send a letter to PennDOT requesting a traffic study be performed due to truck traffic at the intersection of Schoeneck and Stevens Road as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Garden Spot Road Bridge – Lancaster County Bridge Project.** Manager Sawyer stated that the Garden Spot Road Bridge Replacement project will start June 24, 2024 with a completion date estimated to be the end of November 2024. Steve Sawyer stated that the businesses in the area i.e.; Green Dragon, Summers Trucking, and AB Martin were contacted. This project will allow the current weight restriction to be eliminated which will be a benefit when the future Mohler Church Road Bridge Replacement Project is being completed.

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

MS4
Signature Custom Cabinetry – Traffic Study
MCC – Revised Final Plan
887 E. Main Street – Waiver of LDP
Akron Road Culvert Project – Bid Opening July 11th

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 there was nothing to report that has not already been discussed.

A motion was made by Tony Haws to adjourn the meeting at 8:38 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe