

EPHRATA TOWNSHIP SUPERVISORS MEETING

March 4, 2025

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
Manager:	Steve Sawyer
Admin. Assist.:	Jennifer Carvell
Bookkeeper:	Valerie Roark
Solicitor:	Tony 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 February 18, 2025 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **March Zoning Hearing Board Application.** Manager Sawyer stated that there are two (2) Hearings scheduled for the March 18, 2025, Zoning Hearing Board Meeting. The first applicant is Gerald Hoover of 20 Garden Spot Road. The property is located in the Agricultural Zoning District. The owner is seeking approval of a special exemption for a short-term rental use in an existing residence currently on the property.

Manager Sawyer stated that the second Zoning Hearing Board Application was for another resident named Gerald Hoover, owner of 284 S. Market Street. The property is zoned RMD and the applicant is proposing to place a shed for a transportation horse on the property.

Manager Sawyer recommended to the Board of Supervisors that the Township not take a position or present testimony on either application. The Board of Supervisors agreed with this recommendation. No action was taken.

- **Lancaster County Conservation District - MOU.** The Township received an updated Memorandum of Understanding (MOU) from the Lancaster County Conservation District in February. The 2025 MOU is very similar to the current 2022 version that is to expire May 1, 2025. The MOU between Lancaster County Conservation District and the Township will serve as a document to validate the linkage between Municipalities and LCCD as required by the Municipal Separate Storm Sewer System (MS4) protocol. Staff recommended approval.

A motion was made by Ty Zerbe to approve the Memorandum of Understanding with the Lancaster County Conservation District as presented. The motion was seconded by Tony Haws and carried unanimously.

- **Time Extensions – Concrete Walls Unlimited and Jonathon Martin.** Manager Sawyer stated that the Township received a letter from Burget & Associates dated February 25, 2025 granting a time extension for the Township to act on the Preliminary / Final Land Development Plan for Concrete Walls Unlimited. The time extension is to allow additional time to resolve review comments from Rettew Associates. Manager Sawyer stated that the 90-day time frame would be June 3, 2025.

A motion was made by Tony Haws to accept the 90-day time extension granted by Concrete Walls for the Township to act on the Preliminary / Final Land Development Plan. The new deadline for the Township to act on the plan will be June 3, 2025. The motion was seconded by Ty Zerbe and carried unanimously.

Manager Sawyer stated that the Township also received a letter from Bitner Engineering dated February 26, 2025 granting a time extension for the Township to act on the Jonathan Martin Residential Project until June 17, 2025. They are requesting more time to complete the Final Lot Add-On and Stormwater Management Plan.

A motion was made by Ty Zerbe to accept the 90-day time extension granted by Jonathan Martin for the Township to act on the Final Lot Add-On and Storm Water Management Plan. The new deadline for the Township to act on the plan will be June 17, 2025. The motion was seconded by Tony Haws and carried unanimously.

- **Allen Auker / 332 East Mohler Church Road SWM Plan – Financial Security Reduction.** Manager Sawyer stated that the Township received a request for the full release of financial security from Allen Auker for the 332 E. Mohler Church Road Storm Water Management Plan. The Board of Supervisors were provided with a Financial Security Review Letter from Rettew Associates dated March 4, 2025. Jim Caldwell stated that a site inspection was completed, and an as-built plan was received and reviewed. Rettew Associates is recommending that the Township hold \$12,000.00 of the \$71,237.00 Financial Security until such time the Township receives a written plan for removal of the existing outdoor storage as well as any non-agricultural storage on the site that is acceptable to the Township. In addition, all disturbed areas, including the storm water basin

bottom needs to be stabilized and seeded to achieve a good grass cover per the approved plan.

A motion was made by Ty Zerbe to approve the financial security reduction leaving a balance of \$12,000.00 subject to the conditions contained in the Rettew Associates Letter dated March 4, 2024. The motion was seconded by Tony Haws and carried unanimously.

- **Request to Install Bat Houses at the Community Park.** Manager Sawyer stated that the Township received an email from Brandy Laukhuff, whom is a Lititz Girl Scout Leader requesting the Township allow two (2) bat houses that the girl scouts would construct to be placed at the Township Park. Manager Sawyer stated that the Township's Maintenance Department can be responsible for hanging the bat houses.

A motion was made by Tony Haws to approve the installation of two (2) bat houses at the Ephrata Township Community Park. The motion was seconded by Ty Zerbe and carried unanimously.

- **2025 Salt / Snow Removal Budget Status Report.** The Board of Supervisors were provided with a memorandum dated February 25, 2025 summarizing the winter road maintenance costs in 2025 to date. The Township budgeted \$77,000.00 for salt and plowing costs. The salt and plowing costs for 2025 to date are \$53,223.08 which equals 69.1% of the budget.
- **Planning Commission Appointment.** Manager Sawyer stated that he made attempts to contact Andy Bollinger to find out if he would be willing to serve on the Planning Commission but did not speak to him prior to the meeting. Manager Sawyer will continue to try to contact Mr. Bollinger and will report at the next meeting.

Solicitor – Tony Schimaneck

Solicitor Schimaneck stated that he did not have anything to add that wasn't already discussed.

Manager Sawyer stated that in the near future he will be working with Attorney Schimaneck's office regarding the Comcast Cable Franchise Agreement that will be expiring at the end of September 2025.

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

AB Martin
Jonathan Martin – Lot Add-On/SWMP
Martin Energy – Land Development Plan
BRC – HOP
Steinmetz Mobile Home Park – Site Plan
Auker – Financial Security Reduction

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 Township received a distribution request based on per-capita from the Lancaster County Drug Task Force. There was no action taken.

A motion was made by Tony Haws to adjourn the meeting at 7:40 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws