

EPHRATA TOWNSHIP SUPERVISORS MEETING

April 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
Solicitor:	Anthony Schimaneck
Engineer:	Jim Caldwell
Admin. Assist.	Jennifer Carvell

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

PUBLIC COMMENTS NON-AGENDA ITEMS

Pete Beckary of 71 East Mohler Church Road was present and requested to address the Board of Supervisors with some items of concern.

Peter encouraged the Board of Supervisors to pass a Resolution stating that Ephrata Township will NOT be a Sanctuary for illegal immigrants. A sample from a Lancaster County municipality was provided to the Board.

Peter asked if Ephrata Township funds the Lancaster Public Library? He stated that he fully supports libraries, but he feels that the Lancaster Public Library planning a Drag Queen Hour was crossing the line into politics that they need to stay away from. He stated that he would hope that the Supervisors would stop funding Libraries if they cross that same line. Mr. Stauffer stated that the Township only funds the Ephrata Public Library currently and encouraged Mr. Beckary to reach out to the Director of the Ephrata Library personally to share these types of concerns.

Peter also shared his concern with the intersection of Ridge & E. Mohler Church Road and encouraged a 4-way stop. He acknowledged that this topic was mentioned at the March 19, 2024 Supervisors Meeting and it was determined that more signage would be added approaching the intersection. He stated that traffic is only getting busier & crazier by the day. Peter also shared a situation that occurred at the intersection of Route 340 (Old Philadelphia Pike) & New Holland Road in Leacock Township as an example. Today it has a stoplight, but over the years multiple accidents occurred with serious injuries and at least one fatal accident.

Peter also stated that he is a Ham Radio Repeater Club Member. The Club shares a tower on the Ephrata Mountain with WIOV, cellular companies and Lancaster County 911. He has concerns over the possibility of the Borough opening up mountain bike trails on the

Ephrata Mountain for security reasons. The Board of Supervisors stated that they are not planning to participate with the mountain bike trail project and encouraged Peter to reach out to the Borough of Ephrata to share his concerns.

Lastly, Peter asked for an update on the West Mohler Church Bridge replacement project and the Township Engineer notified him that PennDOT is overseeing the project and it is currently in the design stage.

There were also residents from Sycamore Acres present. Pamela Tronsor of 1212 Martin Avenue stated that residents were in attendance to share concerns over the proposed life care facility proposed by Weaverland Mennonite Homes and Caring Acres Community on the property located adjacent to the Sycamore Acres development and to the west of the Ephrata Township Sycamore Acres Park. Ms. Tronsor stated that residents of Sycamore Acres attended the Zoning Hearing Board Meeting and are aware that the Board of Supervisors chose not to be a party to the Hearing, so she wanted to share some of the concerns that the neighbors presented to the Zoning Hearing Board in regards to the proposed project. The concerns addressed at the Hearing were storm water control, carbonite geology issues in the area as blasting may be required, and the trees that are currently a buffer at the park that may need to be removed due to the proposed walkway to access the park and installation of utilities. The other concerns that were mentioned were regarding safety with the level of supervision, amount of staffing per resident and added accessibility to the park. The park is currently being used by families with very young children. Jim Caldwell, Township Engineer and Tony Schimanek, Township Attorney explained that the proposed use requires approval from the Zoning Hearing Board. The Board of Supervisors cannot approve or deny the request for a Special Exception for a Life Care facility. If approval is granted by the Zoning Hearing Board, Weaverland Mennonite Homes and Caring Acres Community will be required to submit Land Development Plans to the Township that will be reviewed and acted on by the Board of Supervisors. The Board will review the plans to determine if they comply with the Subdivision and Land Development Ordinance and the Storm Water Management Ordinance.

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 March 19, 2024 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer was not in attendance

- **2024 Roadwork Bids.** The bid results were provided to the Board of Supervisors along with staff's recommendations and justification for each recommendation for each category prior to the meeting for their review.

A motion was made by Ty Zerbe to approve the 2024 Roadwork Bids as recommended by staff per the justifications provided. The motion was seconded by Ty Zerbe and carried unanimously.

- **Hammon Avenue Paving Project – Intermunicipal Agreement with Ephrata Borough.** At the March 19th Supervisors' Meeting, Manager Sawyer stated that approximately two (2) weeks ago the Township found out that Ephrata Borough was planning to repave Hammon Avenue this year. There is approximately 400 feet of Hammon Avenue in Ephrata Township from the Township/Borough line to Meadow Valley Road. The Board of Supervisors' authorized staff to move forward with the project to include the Township's portion of Hammon Avenue with the Ephrata Borough bid for the project. The Board of Supervisors were given an Intermunicipal Agreement and Resolution regarding participating with Ephrata Borough in the bidding process to repave Hammon Avenue. The Township will still have the option to approve or deny their portion of the project after the bids are received.

A motion was made by Tony Haws to approve the Resolution and Intermunicipal Agreement with Ephrata Borough as presented and recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Rt. 322 – Walmart Traffic Signal Repair.** The Board of Supervisors were provided with the CM High invoice for informational purposes. Both the owner of the vehicle that caused the accident and the Township's insurance companies have been contacted.
- **Update – Building Inspection Companies.** Staff met with Code Administrators and Commonwealth Code Inspection Service, Inc. and both companies are interested in providing commercial building code services to Ephrata Township. Staff also met with Ed Poorman, owner of ABI, Inc. who will be providing more information and his input to the Board concerning this proposed change.

A motion was made by Ty Zerbe to table any decision regarding multiple building inspection companies. The motion was seconded by Tony Haws and carried unanimously.

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:

- Akron Road Culvert Project
- Allen Auker – SWMP
- Garden Spot Auto Auction – Sketch Plan
- Balmer – Second Dwelling

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 no additional correspondence that has not already been discussed.

A motion was made by Tony Haws to adjourn the meeting at 7:48 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws