

## **EPHRATA TOWNSHIP SUPERVISORS MEETING**

**June 6, 2023**

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  
Township 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 May 15, 2023 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### **ZONING ORDINANCE AMENDMENT – SHORT TERM RENTALS – PUBLIC HEARING**

The Board of Supervisors were provided the Short-Term Rental Zoning Ordinance Amendment for their review prior to the meeting. The Board was also given a copy of the Lancaster County Planning Commission and Ephrata Township Planning Commission reviews and recommendations. Manager Sawyer gave an overview of the highlights of the amendment and stated that the Amendment has been advertised as authorized by the Board at the May 2, 2023 meeting and can be adopted at the conclusion of the Hearing.

Clark Stauffer opened the public hearing for:

**AN ORDINANCE TO AMEND THE EPHRATA TOWNSHIP ZONING  
ORDINANCE OF 2000 TO REVISE REGULATIONS GOVERNING SHORT-  
TERM RENTAL UNITS.**

There was no one in attendance to offer any public comment on the proposed ordinance.

A motion was made by Ty Zerbe to close the hearing. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve the Zoning Ordinance Amendment to Revise Regulations Governing Short-Term Rental Units as presented. The motion was seconded by Ty Zerbe and carried unanimously.

**CB BURKHOLDER PROJECT – ROAD CLOSURE REQUEST**

Nicholas Bevan of Fidelity Contracting was present to discuss the proposed road closures for a sanitary sewer extension for the CB Burkholder project in three (3) phases. The Board of Supervisors gave Nick direction at that last meeting and tabled a decision until such time the Township's Engineer could review the proposed road closure of West Mohler Church Road and North State Street. Approvals are also needed from Ephrata Borough. Manager Sawyer stated that the road closure and detour has been reviewed by the Township Engineer and David Burkholder from Ephrata Borough informed him that the Ephrata Borough Council is scheduled to act on the request at their June 12<sup>th</sup> meeting. After discussion, staff recommended approving the detour with several conditions.

A motion was made by Ty Zerbe to approve the CB Burkholder three (3) phase road closure request as presented with the following conditions:

1. Approval from Ephrata Borough of the proposed detour route; and
2. No road closure can occur on July 3<sup>rd</sup> and July 4<sup>th</sup> due to the holiday; and
3. Phase 1 – Mohler Church Road closure is approved during the hours of 7am to 7pm Monday through Friday and must be temporarily restored with asphalt and reopened each day no later than 7:00pm; and
4. Phase 2 – Mohler Church Road and North State Street Closure is approved during the hours of 7am to 7pm Monday through Thursday and must be temporarily restored with asphalt and reopened each day no later than 7:00pm; and
5. Phase 3 – North State Street Closure is approved during the hours of 7am to 7pm Monday through Thursday and temporarily restored with asphalt and reopened each day no later than 7:00pm; and
6. All road closure / detour signage shall comply with PennDOT regulations;
7. Fidelity Contracting shall install signage prior to the closure informing residents/motorists of the upcoming closure; and
8. Fidelity Contracting shall install temporary no parking signs along Meadow View Drive, Overlook Drive and Hilltop Drive as directed by the Township; and
9. Fidelity Contracting shall post a sign at the "Road Closed to Through Traffic" sign located at Mohler Church Road and Trout Run Road stating that the road is open to Denver Wholesale Foods; and
10. Fidelity Contracting shall make modifications to any signage as directed by Ephrata Township; and
11. Conditions of approval can be modified by Ephrata Township at its sole discretion.

The motion was seconded by Tony Haws and carried unanimously.

**MICHAEL PETROSKY – REQUEST FOR SNAKEHEAD TOURNAMENT @ COMMUNITY PARK**

Michael Petrosky was present to request that the Board approve a snakehead fishing tournament at the Ephrata Township Community Park. The Board approved a similar event at the park during the summer of 2022. Mr. Petroski requested that the Board approve the use of fishing kayaks for the one-day tournament. The tournament that was held last year required each participant to register with the Township and be registered in the nationwide Gauntlet Snakehead Fishing Tournament. The event last year was limited to ten (10) participants due to the size of the lake. Manager Sawyer reviewed the conditions imposed by the Board for the approved event last year. Mr. Petrosky is requesting to hold the event this year in the late afternoon evening hours instead of the morning to early afternoon hours. Mr. Petroski also requested that the event be limited to five or six participants. Manager Sawyer recommended tabling a decision until a date is established and registrations can be prepared.

A motion was made by Ty Zerbe to table the request for a one-day Snakehead Tournament until Mr. Petroski provides a proposed date and the Township can prepare new registration forms. The motion was seconded by Clark Stauffer and carried unanimously.

**STAFF REPORTS**

**Manager Steve Sawyer**

- **Road Closure Request – Ridge Avenue – EAJA Project, Doli Construction.** Manager Sawyer notified the Board of Supervisors that the Ephrata Area Joint Water Authority has planned a water main project located at 70 Ridge Avenue which will require the closure of Ridge Avenue. Doli Construction will be installing a large valve vault in the southeast bound lane at 70 Ridge Avenue. A letter dated May 16, 2023 from Doli Construction and a proposed detour plan was provided to the Board of Supervisors to review prior to the meeting. The road closure is expected to be 3-4 days overall with 1-2 overnight closures. The detour routes were provided and reviewed by staff. Manager Sawyer recommended approval conditional up Ephrata Borough approval.

A motion was made by Tony Haws to approve the proposed road closure and detour request as presented from Doli Construction subject to the approval of Ephrata Borough. The motion was seconded by Ty Zerbe and carried unanimously.

- **Covered Bridge Classic Bicycle Ride.** Ephrata Township received a letter dated May 13, 2023 from the Lancaster Bicycle Club notifying the Township of the Lancaster Bicycle Club Annual Covered Bridge Classic Ride that is scheduled for Sunday, August 20, 2023. The ride would use several Ephrata Township roads. Manager Sawyer forwarded the information to the Ephrata Police Department and Chief McKim did not have any objections or concerns over the bicycle ride.

A motion was made by Ty Zerbe to not object to the Lancaster Bicycle Club Annual Covered Bridge Ride using the proposed roads within the Township for their ride scheduled for August 20, 2023. The motion was seconded by Tony Haws and carried unanimously.

- **Support Letter – Lancaster County Act 167 Plan.** An email dated May 15, 2023 from Mark Huber, Senior Planner of Lancaster County Planning Department was received by the Township requesting participation in updating the Countywide Watershed-based Stormwater Management Plan or Act 167 Plan. A PA DEP Growing Greener Plus grant to undertake the Phase 1 work is being applied for and no funding or matching funds is being requested from local municipalities. Manager Sawyer stated that he was willing to participate in the meetings if approved by the Board.

A motion was made by Ty Zerbe to approve in the participation of the Countywide, Watershed-based Stormwater Management Plan or Act 167 Plan and authorized Steven Sawyer to complete the Support Letter as presented on behalf of Ephrata Township with the notation added that virtual meetings would be appreciated. The motion was seconded by Tony Haws and carried unanimously.

- **Akron Road Culvert – Damage from Accident.** Manager Sawyer reported that on May 26, 2023 a stone culvert was heavily damaged by a tractor trailer truck making a delivery to the Sensenig Farm and the road needed to be closed until the culvert was inspected. Rettew Associates completed a bridge inspection on May 30<sup>th</sup> and it was determined that the culvert could be reopened but restricted to one lane. The Township purchased and placed barriers on each side of the culvert creating a one lane bridge. Jim Caldwell explained that DEP permits will be required before the culvert can be replaced. It is highly unlikely that DEP would issue an emergency permit to the township since the road was reopened. Manager Sawyer also stated that the driver of the tractor trailer left the scene so a police investigation is being conducted. Staff will begin work on preliminary plans for the replacement of the culvert.
- **Cocalico Creek Watershed Association – Grant Support Letters.** An email from Jay Snyder of Cocalico Creek Watershed Association dated June 3, 2023 was received by the Township and provided to the Board of Supervisors prior to the meeting. Th Cocalico Creek Watershed Association is planning to submit two (2) grant applications and have requested support letters from the local municipalities.

A motion was made by Tony Haws approving a support letter for the Cocalico Creek Watershed Association projects as requested. The motion was seconded by Ty Zerbe and carried unanimously.

**Solicitor – Tony Schimaneck**

Was not in attendance.

**Jim Caldwell - Engineer**

Jim Caldwell provided a list of plans/projects that Rettew Associates is currently working on:

- Cocalico Creek Restoration Project
- East Mohler Church Subdivision – Site Inspections
- CB Burkholder Detour Plan
- Lakeside Villa – Asbuilt Plans
- Keystone Mills – Sketch Plan
- Allen Auker – SWM Plan

**APPROVAL OF BILLS**

A motion was made by Ty Zerbe to accept the list of checks as 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 8:43 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

---

Clark R. Stauffer

---

J. Tyler Zerbe

---

Anthony Haws