

# EPHRATA TOWNSHIP SUPERVISORS' MEETING

**September 20, 2022**

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  
Anthony Haws  
Manager: Steven Sawyer  
Admin Assist: Jennifer Carvell  
Engineer: Jim Caldwell  
Police: Chief John Petrick

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.

## APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the September 6, 2022 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

## 503 ALEXANDER DRIVE (CONCEPT EXCAVATING)-SWM PLAN

The Board of Supervisors received Rettew Associate's Letter dated August 12, 2022 for their review prior to the meeting. James Martin, owner of Concept Excavating, was present to give an overview of the project and answer any questions from the Board of Supervisors. The proposed project will modify an existing detention basin to control storm water runoff from an expanding stone area that will be used for equipment and material storage. There are several waivers/modifications that are being requested.

A motion was made by Ty Zerbe to approve the modification request to Section 407.24.a.4 – Pipe Size, based upon the alternative and justification provided. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve the modification request to Section 409.1.B.3.a – Loading Ratios based upon the alternative and justification provided. The motion was seconded Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Storm Water Management Plan for Concept Excavating conditional upon Rettew Associates Review Letter dated August 12, 2022. The motion was seconded by Tony Haws and carried unanimously.

**EPHRATA PUBLIC LIBRARY – PENNY TALBERT, EXECUTIVE DIRECTOR**

Penny Talbert was present to update the Board of Supervisors with information about the Ephrata Public Library's 2022 data and to share with the Board what is planned for 2023. The library continues to work very hard to raise funds through grants, fundraising and services. The Summer Reading Program continues to grow and the Ephrata Library's Story Walk Program is a big success. Penny thanked the Board of Supervisors for allowing the library to use the Ephrata Township Park as a location for this program. The Government Services Office has extended their hours and continues to provide an income to the library. The Ephrata Public Library is requesting a contribution of \$43,600.00 from Ephrata Township for 2023. The Township contributed \$36,500 in 2022. The Board of Supervisors thanked Penny for her presentation and informed her that the request would be considered as the Township prepares the 2023 budget.

**STAFF REPORTS**

**Police Department – Monthly Report**

Chief John Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of August totaling 365 incidents. There were 7 arrests and 9 traffic citations. 2 accidents occurred at the Diversion Diamond.

Chief Petrick stated that the department is continuing the Park, Walk, & Talk Program which is allowing the officers to engage with the public and also have officers doing the same within the public schools. Chief Petrick reported that he has also helped to serve lunches at the school to engage with the students as well. The Police Department will also be making a presence at the Ephrata Fair throughout the week and have conducted a public safety check last evening after set up was completed. In addition, Chief Petrick is reaching out to the Plain Community in the area to help better communications.

**Manager Steve Sawyer**

- **Resolution – Trick or Treat Policy.** Chief Petrick followed up with the information that he shared at last month's meeting regarding trick or treat and informed the Board of Supervisors that the Ephrata Borough Council passed a resolution that is slightly different from the County's recommendation. The County is recommending that Trick or Treat be held from 6pm to 8pm on October 31<sup>st</sup> regardless of what day of the week it falls and no rain dates. The Board of Supervisors was provided with the Resolution recommended by the Public Safety Committee and approved by Ephrata Borough Council that Trick or Treat will be held from 6pm to 8pm on October 31<sup>st</sup> with a rain date of November 1<sup>st</sup> from 6pm to 8pm. Manager Sawyer recommended that the Township stay consistent with the Borough due to the Ephrata Police Department and municipal boundary lines running through numerous developments but suggested that a minor change in the

language should be made to include that a rain date be at the discretion of the municipality.

A motion was made by Tony Haws to approve the Resolution presented with the amendment recommended by staff that the rain date be at the discretion of the municipality. The motion was seconded by Ty Zerbe and carried unanimously.

- **LCATS Meeting.** Manager Sawyer notified the Board of Supervisors that the LCATS Meeting is scheduled for Monday, November 7, 2022 at Yoder's Restaurant and RSVPs are due by October 24, 2022.
- **Lakeside Villa – Request to Alter Landscaping Plan.** Shawn Martin of 81 Lake View Road is requesting to alter the tree line in his back yard shown on the landscape plan in the Lakeside Villa Subdivision Plan. Currently he has 5 unhealth Holly trees and he is proposing to have them replaced with 5 or 6 Green Giant Arborvitaes. An email dated September 9, 2022 and plan was presented to the Board of Supervisors for their review prior to the meeting.

A motion was made by Ty Zerbe to approve the request made by Shawn Martin of 81 Lake Side Road to replace the Holly trees with Green Giant trees as presented. The motion was seconded by Tony Haws and carried unanimously.

- **Daniel Stoltzfus (Fry's Road) SWM Plan – Release of Financial Security.** A letter from Fuehrer Associates dated July 27, 2022 requesting the full release of the Financial Security for Daniel Stoltzfus of 1029 Fry's Road in the amount of \$17,519.36 and Rettew Associates Letter dated September 19, 2022 was provided to the Board of Supervisors.

A motion was made by Tony Haws to approve release of the Financial Security for Daniel Stoltzfus of Fry's Road conditional upon Rettew Associates Letter dated September 19, 2022. The motion was seconded by Ty Zerbe and carried unanimously.

- **471 North Reading Road Rezoning Petition – Input from Owner of 477 North Reading Road.** At the last meeting, Scott Cover presented a Rezoning Petition to the Board of Supervisors for 471 North Reading Road. The current zoning is Industrial and he is requesting that the Township rezone it Commercial. Manager Sawyer recommended to the Board of Supervisors that if they are willing to consider the Rezoning Petition, the adjoining ½ acre property on the corner of North Reading Road and Church Avenue should be included in the petition. Staff was directed to contact the property owner to see if they would agree to be included in the proposed Rezoning Petition. Manager Sawyer was able to speak with the owners of 477 North Reading Road and they agreed to be included in the Rezoning Petition. Scott Cover's Attorney will amend the Rezoning Petition and present it to the Board at a future meeting. No action from the Board of Supervisors is required at this time.
- **Martin Energy – Pedestrian Easement Update.** Manager Sawyer was in contact with Martin Energy to discuss shifting the new proposed building closer to the existing building and public sewer installation for a single-family home on the neighboring property. Manager Sawyer provided Martin Energy with the

information that they requested. Martin Energy will review the information and get back to the Township when they have reached decisions on the Land Development Plan.

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

- Autumns Hills – Creek Restoration Project- Pre-Construction Meeting
- Martin Energy – Land Development Plan
- Concept Excavating – Storm Water Management Plan
- Denver Wholesale Foods – As-built Plans
- Daniel Stoltzfus – Financial Security
- Lakeside Villas – Storm Water Basin Issue

**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**

There was no additional information reported.

A motion was made by Tony Haws to adjourn the meeting at 8:15 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe