

**EPHRATA BOROUGH PLANNING COMMISSION  
MINUTES**

**February 16, 2016**

ATTENDANCE: William Rohrbach, David Hunt, Lola Mowen, and Roger Leed  
Absent: Joel Callihan

STAFF: Nancy Harris, Planning and Engineering Manager  
Dennis Reichel, HRG

VISITORS: Julie Hocking, 1302 Diamond Street, Akron  
Scott Cover, 1264 Hammon Avenue, Ephrata  
Ed Ostroski, Harbor Engineering

A meeting of the Ephrata Borough Planning Commission was held on Tuesday, February 16, 2016 at 7:30 PM in the Conference Room of Borough Hall, 124 South State Street.

Mrs. Harris called the meeting to order.

**Reorganization**

Motion by Mrs. Mowen, seconded by Mr. Leed to nominate William Rohrbach as Chairman. Motion passed unanimously. Mr. Rohrbach elected Chairman of the Planning Commission.

Motion by Mrs. Mowen, seconded by Mr. Hunt to nominate Roger Leed as Vice Chairman. Motion passed unanimously. Mr. Leed elected Vice Chairman of the Planning Commission.

Mrs. Harris turned the meeting over to Chairman Rohrbach.

**Approval of November 17, 2015 Meeting Minutes**

Motion by Mr. Hunt, seconded by Mrs. Mowen to approve the minutes of November 17, 2015. Motion passed unanimously.

Mr. Rohrbach said there is one item on the agenda this evening. That is the Hocking Apartments and they are on the Tom Avenue Land Development Plan. It is a sketch plan.

**Hocking Apartments**

Mrs. Harris said typically you give a brief overview. We don't need to go comment by comment. You have Dennis' comments and Mrs. Harris'.

Mr. Ostroski said he thinks everyone knows where this site is. It is the remaining ten lots of the East End Acres land development that was subdivided back in 1998. These are the residual lots that are left over and were never developed. They were lots 22 to 31.

Julie Hocking was in attendance the owner/applicant as well as Scott Cover who is helping with some of the construction issues.

Mr. Ostroski said right now Ms. Hocking wants to combine the lots together with a subdivision plan in order to create enough of a lot area to propose two 10-unit apartments. There would be 20 garden style apartments, which are basically over/under so you would have five units on each floor. They would provide parking for each unit. Zoning requires about two parking spaces per unit providing all off-street parking.

Mr. Ostroski said one thing that is unusual about the lots for the apartments is the setbacks for the garden apartments. They are a little too narrow to accommodate the standard width so what they are doing is proposing a fourth subdivision to also add an area identified as Tract A, about 0.06 acres. They will add that as part of the subdivision plan to the project.

Tract A is owned by Hocking Family Trust of who Julie is a member.

The proposal is for 2 garden style apartment buildings with associated parking. The property itself, if you have ever driven by there, kind of slopes up quite a bit from Tom Avenue. There is probably about a 12-15 foot elevation difference between Tom Avenue and the rear property line. We are already looking at a fairly long retaining wall along the rear of the property and that would have a maximum height of about 10 feet.

Mr. Ostroski said these properties were included in a stormwater analysis done by Rettew as part of the original subdivision. This was back in the day when stormwater wasn't quite the issue it is now and basically what they ended up doing was direct discharge.

There were no stormwater management facilities done for the original subdivision plan. Here is what we are proposing to do now; we have assessed the site for its ability to infiltrate stormwater management, because we are going to do an NPDES permit as part of this.

Mr. Ostroski said they did assess the site for infiltration. It's not conducive for ground water infiltration. They will most likely do water quality measures for the NPDES permit. Part of that would be doing a stormwater quality basin down on property also owned by Julie Hocking. It is an existing 3.2 acre property; it has four apartment buildings on it right now and has a larger open space as you come into the complex. The small main tributary of Cocalico Creek runs along the southwestern property line. Right now there are two stormwater discharge pipes than drain directly to the tributary. The idea would be to put a water quality basin down there and take those stormwater pipes up.

Mr. Ostroski said they would be working with the Borough staff and engineer and also the Conservation District. The borough stormwater ordinance will also be in regulation.

Mr. Ostroski said there are some comments from Borough staff; he didn't see anything that really wasn't addressable, they are all good comments.

Mrs. Harris asked about the utilities. Mr. Ostroski said there are several utilities from Tom Avenue that service both the Hocking Printing Tract and Tract A, which is owned by Hocking Family Trust. All those utilities, including a stormwater conveyance pipe, will be relocated more toward the shared property line.

Mrs. Harris said she was worried about them being under the wall.

Mrs. Mowen said you already stated you haven't decided on the material of the wall; however, if you decided to go with a concrete wall wouldn't the footing be encroaching on this property.

Mr. Ostroski said they aren't proposing or entertaining a concrete wall because of that.

Mr. Ostroski said they are looking at a variation of "Big Boy Block" retaining wall. These are really large concrete blocks. They could weight 3,600 lbs. Mr. Ostroski said they would still be doing a construction easement on Tract A probably a permanent maintenance easement.

Mr. Hunt said the proposed possible detention, was that on your original plan. Mr. Ostroski said the original plan was open space. That was a requirement and still is a requirement of the Borough. Mr. Ostroski said he understands that open space was relocated. Mr. Ostroski said they will be working with the Borough through the land development process, because we will either be required a fee in lieu of or lands for recreation.

Mr. Ostroski had no issues with HRG's comments.

Mrs. Harris said it's just a sketch plan at this point so we'll see it again.

Motion by Mr. Leed, seconded by Mr. Mr. Hunt to forward the comments to Borough Council. Motion passed unanimously.

Motion by Mr. Callihan, seconded by Mrs. Mowen to approve the withdrawal of the waiver request for modification of storm water management facility design standards. Motion passed unanimously.

### **Adjournment**

Motion by Mr. Leed, seconded by Mrs. Mowen to adjourn. The meeting was adjourned at 7:46 PM.

Respectfully submitted,

Nancy Harris, Secretary