

## **DEVELOPMENT ACTIVITIES COMMITTEE REPORT – AUGUST 12, 2019**

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**Members:** Weiler, Chairperson, Barr, Zimmerman

**Attendees:** Weiler, Barr, Zimmerman, Ressler, Rowe, Thompson, Harris, Visitors

The Development Activities Committee met on July 22, 2019 and discussed the following:

### **Action Items:**

1. The staff reviewed the plans for the Ridge Avenue Tract. An existing property (Weaver) in Ephrata Township is adding property to an adjoining property (Rutt) in Ephrata Township. A portion of the existing Rutt tract is in Ephrata Borough. Since the tract receiving the land lies partially in Ephrata Borough, the County will require Borough signatures on the recorded plan. Because there is no change taking place within the Borough, the applicant has requested a deferral of review and approval to Ephrata Township. The Committee will recommend that Borough Council grant a deferral of review and approval to Ephrata Township for this lot add-on at the August meeting.
2. The staff reviewed the progress of the draft Zoning Ordinance Rewrite and Zoning Map. It has been through the required review process which includes two Ephrata Borough Planning Commission meetings, Lancaster County Planning Commission meeting, and a public hearing with Borough Council. At their July 16, 2019 meeting the Ephrata Borough Planning Commission is recommending that Council enact the June 13, 2019 version of Ephrata Borough Zoning Ordinance Rewrite and revised zoning map. The Committee will recommend that Council enact ordinance 1550, Ephrata Borough Zoning Ordinance Rewrite and Zoning Map at their August meeting.

### **Discussion Items:**

1. Harris updated the Committee on weed enforcement along Mortar Lane in the Brickyard. Notices were sent to the owners in April and the properties have been monitored from the public right-of-way. Neighboring property owners have indicated that there are weeds at the property line. Code enforcement staff may only go on private property by invitation or with an administrative search warrant. The staff is recommending holding a neighborhood meeting with the owners of the east side of Mortar Lane to discuss the weed issue and the need to address weed growth on all of their property including the top of the slope. Letters announcing the meeting will go out to the property owners within one week. Council members will be invited to attend.
2. There were no decisions from the July Zoning Hearing Board meeting.
3. There are two new applications for the August Zoning Hearing Board meeting. The committee does not feel it's necessary to send the solicitor to either hearing, however the Committee is concerned about parking for the 301 West Main Street application and will ask the solicitor to prepare a statement that will be given to the Zoning Hearing Board addressing the Committees parking concerns.