

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – APRIL 10, 2023

Members: Zimmerman, Chairman; Barr, Vice Chairman; Buohl, Member; Martin, Alternate; Harris, Staff

Attendees: Committee: Zimmerman, Chairman; Barr, Vice Chairman; Buohl, Member; Martin, Alternate
Council: Musser, Ressler

Staff: Harris

Guests: Joy Ashley, Anthony Kilkuskie, Wes Dudley, David Boland

The Development Activities Committee met on March 27, 2023, at 7:33 PM at Ephrata Borough Hall, 124 South State Street.

Approval of Agenda:

Ms. Harris provided confirmation of the following:

1. The meeting agenda was posted on the Borough's website and at Borough Hall no later than 24 hours in advance of the time of the meeting.
2. The meeting agenda included a listing of each matter of Borough business that will be or may be the subject of deliberation or official action at the meeting.
3. There were no changes made to the meeting agenda after it was posted.
4. The meeting agenda was made available to individuals in attendance at the meeting.

Committee Chair Zimmerman asked if there were any requests to add a matter of Borough business to the meeting agenda. Seeing none, Mr. Zimmerman asked for a motion to accept the meeting agenda as posted. Mr. Barr moved and Mr. Buohl seconded to approve the meeting agenda as posted. The motion carried unanimously.

Action Items:

1. The Committee reviewed a land development plan for Good Samaritan Services located at 21/25 West Locust Street. They are adding a new one-story office building behind an existing building. Ms. Martin requested confirmation that the Fire Company's review has been received and clarification if Good Sam is holding events in the building. Harris will follow up on the requests. The Committee will recommend that Borough Council approve four waiver/modification requests and approve the final plan subject to the inclusion of HRG's comments, Lancaster County Planning comments and the applicant must provide a parking lease for a minimum period of five (5) years with the parking lease being subject to approval by the Borough Solicitor. This will appear on the April Consent Agenda.
2. The Committee reviewed a Stormwater Operation and Maintenance Agreement for Good Samaritan Services. This is the standard agreement from the Stormwater Management Ordinance. The Committee will recommend that Borough Council authorize President of Borough Council to execute the agreement with Good Samaritan Services. This item will appear on the April Consent Agenda.
3. The Committee reviewed a request from Mainspring of Ephrata to use Borough-owned land on Ephrata Mountain as a recreational preserve. Mainspring is applying for a grant to prepare a Master Plan. The grant requires a 15% match and Mainspring has asked the Borough to provide the match. Mainspring is also requesting a resolution of support for the project. The Committee will recommend that Borough Council authorize a not to exceed match amount of \$10,000 and that Borough Council adopt a Resolution of support at their April meeting.

4. The Committee reviewed a Stormwater Operation and Maintenance Agreement for Ephrata Church of the Brethren. The Committee will recommend that Borough Council authorize President of Borough Council to execute the agreement with the Ephrata Church of the Brethren. This item will appear on the April Consent Agenda.
5. The Committee reviewed a Subdivision and Land Development Agreement for the War Memorial Field Improvements. The Committee will recommend that Borough Council approve the Subdivision and Land Development Agreement for \$51,795.70. This will appear on the April Consent Agenda.
6. The Committee reviewed a Stormwater Operation and Maintenance Agreement for the War Memorial Field Improvements. The Committee will recommend that Borough Council authorize President of Borough Council to execute the agreement with the Ephrata Area School District. This item will appear on the April Consent Agenda.
7. The Committee reviewed a final drawdown request for land development improvements for the Garden Spot Auto Auction located at 1605 Apple Street. The improvements have been completed and inspected. The applicant is requesting the release of all their funds. The Committee will recommend that Borough Council release \$73,271.55. This will appear on the April Consent Agenda.

Discussion Items:

1. The Zoning Hearing Board did not meet in March so there are no decisions.
2. There were no new applications for the April Zoning Hearing Board meeting.

Miscellaneous Items:

1. Ms. Martin mentioned that she would like to see what can be done downtown to improve the quality of the building stock. Ms. Martin advised that many of the buildings are rundown and inquired as to what ordinances can be enforced now, as well as what ordinances are needed to achieve maintained and attractive buildings. Ms. Harris will provide more information at the next meeting.