

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – FEBRUARY 13, 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, Reinhold
Staff: Harris
Guests: Rebecca Gallagher

The Development Activities Committee met on January 23, 2023 at 7:30 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 Subdivision and Land Development Agreement for the 1300 West Main Street land development plan. The amount of the agreement is \$42,276.52. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute a Subdivision and Land Development Agreement with the developer, 1300 West Main LLC, subject to it being in a form acceptable to the solicitor at the February Borough Council meeting. This will appear on the Consent Agenda.
2. The Committee reviewed a request from the Ephrata Rec Center to sublet parking spaces to Weathered Vineyards. The Borough owns the land and per the lease the Rec must have permission from the owner to sublet anything. The Borough's insurance provider recommended exercising caution about subletting the spaces. We should have indemnification from Weathered Vineyards through a lease. Rebecca Gallagher explained that she has been doing this for at least 4 years. She does not need designated spaces. After much discussion the issue was tabled to get more information from the insurance provider to see what exposure the Borough would have if there is no lease.
3. The Committee reviewed a final drawdown request for land development improvements for Brian and Audrey McCarty at 1161 Steinmetz Road. 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 \$28,753.45 at the February Borough Council meeting. This will appear on the Consent Agenda.

4. The Committee reviewed a final drawdown request for land development improvements for Nevin Horst at 131 Cherry Street. The improvements have been completed and inspected. The applicant is requesting the release of his funds. The Committee will recommend that Borough Council release \$6,418.50 at the February Borough Council meeting. This will appear on the Consent Agenda.

Discussion Items:

1. The Committee reviewed the Zoning Hearing Board decision from January and had no comments.

Miscellaneous Items:

1. Ms. Martin brought up concerns about the homeless shelter and the definition of “accessory severe weather emergency shelter.” She is receiving a lot of complaints. Other Council members also expressed concern and mentioned issues in the neighborhood. Ms. Martin would like verification and interpretation of severe weather and that the temporary shelter is meeting the conditions in the Zoning Ordinance. The staff will investigate and provide additional information.