

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – MARCH 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, Reinhold
Staff: Harris
Guests: Jim Summers, Lisa Willwerth, Rebecca Gallagher, Scott Miller, Amanda Groff, Butch Long

The Development Activities Committee met on February 27, 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 request from Mainspring of Ephrata to hold the annual Party on the Plaza events for 2023. The Committee will recommend that Borough Council grant the request to serve alcohol at Whistle Stop Plaza subject to the receipt of a Certificate of Insurance naming the Borough as an additional insured, an incident support plan approved by Emergency Management, and the receipt of a copy of a PLCB special occasion permit at the March Borough Council meeting. This item will appear on the Consent Agenda.
2. The Committee reviewed a request from Mainspring of Ephrata to hold the annual 4th Wednesdays Happy Hour events for 2023. The Committee will recommend that Borough Council grant the request to serve alcohol at Whistle Stop Plaza subject to the receipt of a Certificate of Insurance naming the Borough as an additional insured, an incident support plan approved by Emergency Management, and the receipt of a copy of a PLCB special occasion permit at the March Borough Council meeting. This item will appear on the Consent Agenda.
3. The Committee reviewed a request from Mainspring of Ephrata to hold the annual New Year's Eve event at Whistle Stop Plaza. The Committee will recommend that Borough Council grant the request to serve alcohol at Whistle Stop Plaza on New Year's Eve subject to the receipt of a Certificate of Insurance naming the Borough as an additional insured, an incident support plan approved by Emergency Management, and the receipt of a copy of a PLCB special occasion permit at the March Borough Council meeting. This item will appear on the Consent Agenda.

4. The Committee reviewed a request from the Ephrata Rec to hold the annual Brewfest at Whistle Stop Plaza on June 24, 2023. This year's request includes the closure of Rose Alley from North State Street to the Locust Street Parking Lot. The Committee will recommend that Borough Council grant the request to serve alcohol at Whistle Stop Plaza subject to the receipt of a Certificate of Insurance naming the Borough as an additional insured, an incident support plan approved by Emergency Management, and the receipt of a copy of a PLCB special occasion permit at the March Borough Council meeting.
5. The Committee reviewed a stormwater management plan for Ephrata Church of the Brethren. The plan was prepared by Fuehrer Associates and reviewed by HRG. The Committee will recommend that Borough Council approve the stormwater management plan subject to the inclusion of HRG's comments at the March Borough Council meeting. This will appear on the March Consent Agenda.
6. The Committee reviewed the final land development plan for the Luke Zimmerman Subdivision in the 600 block of East Main Street. The Committee will recommend that Borough Council approve the final plan subject to the inclusion of HRG's comments at the March Borough Council meeting. This will appear on the March Consent Agenda.
7. The Committee reviewed the final land development plan for Morgan Truck LLC located at 485 Wenger Drive. The applicant is requesting a deferral to install a fire meter. This request will be forwarded to the Ephrata Area Joint Authority for review and approval. The Committee will recommend that Borough Council approve the final plan subject to the inclusion of HRG's comments at the March Borough Council meeting. This will appear on the March Consent Agenda.
8. The Committee a land development plan for the War Memorial Field Improvements located along Old Mill Road. They are adding grandstands, covered bullpens and batting areas. They also submitted a stormwater management plan for review. 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 and Lancaster County Planning comments at the March Borough Council meeting. This will appear on the March Consent Agenda.
9. The Committee reviewed one new HVAC repair quote for the Ephrata Public Library. The quote offers the option to repair or replace the condenser coil in RTU3. The Committee agreed to replace the coil for \$11,840.00 and it will be paid out of the borough building maintenance fund. The Committee is recommending that Borough Council authorize a payment of \$11,840.00 to Trago Mechanical, Inc. at the March Borough Council meeting.
10. The Committee reviewed a request from the Ephrata Rec Center to sublet parking spaces to Weathered Vineyards. The Borough Solicitor provided input via email. After much discussion it was agreed to have the solicitor prepare a lease with Weathered Vineyards to lease up to 6 parking spaces within the Ephrata Rec parking lot for \$150 per month with an annual CPI adjustment. The Rec Center lease should also be updated per the solicitor's suggestion. The Committee is recommending that Borough Council authorize the solicitor to prepare a lease with Weathered Vineyards to lease up to 6 parking spaces within the Ephrata Rec parking lot for \$150 per month at the March Borough Council meeting.

Discussion Items:

1. The Committee reviewed the 4th Quarter 2022 budget report for activities under their purview. There were no concerns regarding the budget report.

2. The Committee reviewed the 2022 Annual Report from the Ephrata Borough Planning Commission. There were no concerns regarding this report.
3. The Zoning Hearing Board did not meet in February so there are no decisions.
4. There were no new applications for the March Zoning Hearing Board meeting.