

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – MAY 8, 2023

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

Attendees: Committee: Buohl, Member; Martin, Alternate
Council: Musser, Reinhold
Staff: Harris
Guests: Lisa Willwerth, Shawn Bear, Tanya Worley

The Development Activities Committee met on April 24, 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 Acting Chair Buohl asked if there were any requests to add a matter of Borough business to the meeting agenda. Seeing none, Mr. Buohl asked for a motion to accept the meeting agenda as posted. Ms. Martin moved, and Mr. Reinhold seconded to approve the meeting agenda as posted. The motion carried unanimously.

Action Items:

1. The Committee reviewed a land development plan for the Ephrata Area Intermediate School Athletic Field Improvements Land Development Plan. The Committee will recommend that Borough Council approve one waiver/modification request and approve the final plan subject to the inclusion of HRG's comments and Lancaster County Planning comments. This will appear on the May Consent Agenda.
2. The Committee reviewed a letter from the VFW regarding Phase IV of the Ephrata Honors banners. The current three-year rotation will end in November and those banners will be retired. The VFW will offer a new set of banners which will be available for the summer of 2024. The Committee will recommend that Borough Council approve the VFW's request.
3. The Committee reviewed an alcohol request from Mainspring of Ephrata as part of the Deck Crawl. They are asking to set up two locations on Borough property. One is at Whistle Stop Plaza and the other is in Grater Park. The Committee will recommend that Borough Council approve the request subject to receipt of a certificate of insurance naming the Borough as an additional insured and a copy of the PLCB Special Occasion permit.
4. The Committee reviewed a draft lease with the County of Lancaster for a radio transmitter building and antenna tower. This will replace the previous lease and has been reviewed by the solicitor. The Committee will recommend that Borough Council authorize President of Borough Council to execute the lease.

Discussion Items:

1. The Committee reviewed the first quarter budget report for activities under their purview. There were no concerns regarding the report.
2. The Committee reviewed an Ephrata Borough Property lease comparison chart that identifies the benefits each lease contains. The Committee would like to have a policy that would apply to all Borough leases. The staff will create an initial draft for the Committee to begin to review. The staff will also look into revenues versus expenses for the lessees. This item will be moved to the Budget and Finance Committee.
3. At the recent Poverty and Homelessness Symposium a resident asked about receiving notifications when a shelter use goes in. After some discussion, it was decided that Harris will review this with the solicitor and report back to the Committee.
4. The Committee discussed a strategy for downtown economic development. Staff will be scheduling a workshop with Council to explore a strategy. To assist the staff in determining what could be improved, it was suggested that Council provide the staff with 3 things they would like to see changed downtown and 3 things they like downtown. Harris suggested some options for additional ordinances to improve appearances.
5. The Zoning Hearing Board did not meet in April so there are no decisions.
6. There were no new applications for the May Zoning Hearing Board meeting.