

## DEVELOPMENT ACTIVITIES COMMITTEE REPORT – MAY 10, 2021

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**Members:** Zimmerman, Chairman; Reinhold, Vice Chairman; Weiler, Alternate; Harris, Staff

**Attendees:** Zimmerman, Chairman; Reinhold, Vice Chairman; Barr, Member; Weiler, Alternate; Harris, Staff; Rowe; Thompson, Staff; McManus; 1 Visitor

The Development Activities Committee met on April 23, 2021, and discussed the following:

### **Action Items:**

1. The Committee reviewed a Subdivision and Land Development Agreement for the Brian McCarty land development plan. The amount of the agreement is \$15,213.00. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute the Subdivision and Land Development Agreement with the developer, Brian and Audrey McCarty, subject to it being in a form acceptable to the solicitor at the May Borough Council meeting. This will appear on the Consent Agenda.
2. The Committee reviewed a Stormwater Operation and Maintenance Agreement for the proposed stormwater improvements associated with the land development plan for Brian McCarty. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute an Operation and Maintenance Agreement with the developer, Brian and Audrey McCarty, subject to it being in a form acceptable to the solicitor at the May Borough Council meeting. This will appear on the Consent Agenda.
3. The Committee reviewed a request to waive land development requirements for the Ephrata Borough Authority's Wastewater Treatment Plant One (WWTP1). The Authority is building a new solids processing building along with a few other improvements to the plant. The net result of the improvements will not increase the impervious surface coverage. The new building will not generate any new employees or increase any traffic. The impacts are minimal. The staff will review the plans and assure zoning compliance. The Committee will recommend that Borough Council approve the waiver request at the May Borough Council meeting.

### **Discussion Items:**

1. The Committee reviewed the first quarter budget report for activities under their purview. There were no concerns regarding the budget report.
2. The Zoning Hearing Board application for May was withdrawn the day of the hearing. The applicant's attorney stated that they don't feel they need relief so they withdrew the application. Harris reported that she and Zach Rineer, Zoning Officer, will be reviewing the previous decisions, meeting minutes and applications to create a list of approvals. If the owner is not in compliance with their previous approvals, an enforcement notice will be issued by the Zoning Officer. The solicitor provided information to the Committee regarding the procedure for establishing compliance with the zoning ordinance. He also answered questions regarding general zoning issues.
3. There is one new application for the May Zoning Hearing Board Meeting. The committee does not feel it is necessary to send the solicitor.

**Old Business Items:**

1. The staff updated the Committee on the access easement for 1 East Main Street. The new owners are being provided with a concept plan from 2008 for consideration.

**Miscellaneous Items:**

1. None