

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – JUNE 12, 2023

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

Attendees: Committee: Zimmerman, Chairman; Buohl, Member; Martin, Alternate

Council: Musser, Richard

Staff: Harris

Guests: Gail Witwer, Tony Zbrzezny, Marti Epler, Jeffrey Donahue, Greg Martin, Jeff Pfautz, Gil and Gayle Ochs, Kirby Sensenig, Owen Sensenig, Kristee Reichard, Mark Shrift, Todd Shoaf

The Development Activities Committee met on May 22, 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. Buohl moved and Mr. Richard seconded to approve the meeting agenda as posted. The motion carried unanimously.

Action Items:

1. The Committee reviewed a land development plan for the Gables at Richard Avenue. After discussions the Committee will recommend that Borough Council approve three waiver/modification requests, three deferral requests, approval of using slant curb and approve the final plan subject to the inclusion of HRG's comments and Lancaster County Planning comments. This will appear on the June Consent Agenda. Ms. Martin wanted to know if a condition can be added to the approval, that the applicant cannot connect to existing streets and must access the site from South Market Street. Harris will reach out to the solicitor to see what conditions can be placed on a plan approval.
2. The Committee reviewed a plan for the Ephrata Intermediate School Athletic Field Improvements land development plan. The Committee will recommend that Borough Council approve two waiver/modification requests and approve the final plan subject to the inclusion of HRG's comments and Lancaster County Planning comments. This will appear on the June Consent Agenda.
3. The Committee reviewed a Subdivision and Land Development Agreement for Good Samaritan Services land development plan. The amount of the agreement is \$19,581.65. 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, Good Samaritan Services, subject to it being in a form acceptable to the solicitor. This will appear on the Consent Agenda.

Discussion Items:

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

Old Business Items:

1. Harris reached out to the solicitor regarding notifications to neighboring residents when a shelter goes in. There could be issues with the fair housing act. He advised against it.
2. Harris reminded those present that there is a workshop tomorrow, May 23rd for the staff to provide strategies for addressing issues downtown.