

## DEVELOPMENT ACTIVITIES COMMITTEE REPORT – SEPTEMBER 13, 2021

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**Members:** Zimmerman, Chairman; Reinhold, Vice Chairman; Barr, Member; Dudley, Alternate; Harris, Staff

**Attendees:** Zimmerman, Chairman; Reinhold, Vice Chairman; Barr, Member; Harris, Staff; Rowe; Martin; Ressler; Dudley; Mowen; Thompson; McManus; 6 Visitors

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

### Action Items:

1. The Committee reviewed a land development plan for Horst Plumbing. The developer is planning on adding onto the existing building and reconfiguring the parking lot. There is a private easement that needs to be kept open per the deeds. Concern was raised by a resident and the Mayor regarding accessing this easement. At the applicant's request, the Committee will table this until the developer notifies the Borough to proceed with processing the plan for approval.
2. The Committee reviewed a land development plan for Garden Spot Auto Auction. The developer is planning on adding onto the existing building and reconfiguring traffic patterns. The Committee will recommend that Borough Council approve four (4) waivers/modifications, three (3) deferral requests and approve the plan as a final land development plan subject to inclusion of HRG comments dated August 6, 2021. This item will appear on the August Consent Agenda.
3. The Committee reviewed a Subdivision and Land Development Agreement for the Garden Spot Auto Auction land development plan. The amount of the agreement is \$74,261.55. 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, Garden Spot Auto Auction, subject to it being in a form acceptable to the Solicitor at the September Borough Council meeting. This will appear on the Consent Agenda.
4. The Committee reviewed a Stormwater Operation and Maintenance Agreement for the proposed stormwater improvements associated with the land development plan for Garden Spot Auto Auction. 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, Garden Spot Auto Auction, subject to it being in a form acceptable to the Solicitor at the September Borough Council meeting. This will appear on the Consent Agenda.
5. The Committee reviewed the Ephrata Mennonite School waterline easement. In December of 2019 the Committee agreed to allow a water easement on the Borough owned property along Springhouse Road (solar site). The school is planning to build a new school on a tract along 272 across from the intersection of Springhouse Road and 272. They will need public water and plan to extend a water main from the current dead end to their property. After dedicating the new main to EAJA, the easement will be transferred to EAJA. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute the easement with Ephrata Mennonite School at the September Council meeting subject to it being in a form acceptable to the Solicitor.

**Discussion Items:**

1. The Committee discussed the McDonalds' drive-through traffic. The drive-through traffic is backing up into the access lane for the Cloister Shopping Center and prevents patrons from accessing the shopping center. Harris will speak with the Cloister Shopping Center owners and the McDonalds' owners to see what solutions they can offer to avoid the traffic back-ups.
2. The Committee reviewed a request from Councilman Dudley to improve the path that leads from the parking lot to the skate park. It's currently mulch and he has heard from skate park users that it's difficult to navigate. It would be an unbudgeted expense. Councilwoman Martin said she would like to know how much it will cost before making a decision. The Staff will provide that at next month's meeting.
3. No Zoning Hearing Board meetings were held in August so there are no decisions.
4. There are no new applications for the September Zoning Hearing Board Meeting.

**Old Business Items:**

1. None.

**Miscellaneous Items:**

1. None.