

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – OCTOBER 9, 2023

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

Attendees: Committee: Zimmerman, Chairman; Barr, Vice Chairman; Buohl, Member
Council: Reinhold, Martin, Musser, Ressler
Staff: Harris
Guests: Brian Redcay

The Development Activities Committee met on September 25, 2023, at 6:30 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. Mr. Barr asked for a motion to accept the meeting agenda. Mr. Buohl moved, and Mr. Barr seconded to approve the meeting agenda as amended. The motion carried unanimously.

Action Items:

1. The Committee reviewed a request from the Ephrata Area School District to waive building permit fees for the improvements at the Intermediate School. The building permit fee would be \$60,006.50. The applicant pays the inspection fees directly to the third-party inspection agency. The Borough's out of pocket costs would be \$4.50. The District has agreed to pay a \$2,500 administrative fee making the District's obligations \$2,504.50. The Committee will recommend that Borough Council approve the school District's request to waive the permit fee except for \$2,504.50.
2. The Committee reviewed the proposed Land Bank Agreement that was originally presented in 2022. The Borough and the School District must both agree to this. The Committee will recommend that Borough Council adopt Resolution 2023-20 authorizing the President of Borough Council and Borough Secretary to execute an agreement with the Lancaster County Land Bank subject to the School District's concurrence.
3. The Lancaster County Land Bank has an admission fee of \$5,000. This would be an unbudgeted expenditure. The Committee will recommend that Borough Council approve the unbudgeted expenditure of \$5,000 from the economic development fund.
4. The Committee reviewed the proposed zoning ordinance amendments reviewed at the Public Hearing on September 11, 2023. The Committee will recommend that Borough Council enact Ordinance 1578 to amend the Zoning Ordinance.

5. The Committee reviewed a Subdivision and Land Development Agreement for the Gables at Richard Avenue subdivision and land development plan. The Committee will recommend that Borough Council authorize the President of Borough Council to execute the agreement with the developer, Richard L. Sensenig Co. This item will appear on the Consent Agenda.
6. The Committee reviewed a Stormwater Operation and Maintenance Agreement for the Gables at Richard Avenue subdivision and land development plan. The Committee will recommend that Borough Council authorize the President of Borough Council to execute the agreement with the developer, Richard L. Sensenig Co. This item will appear on the Consent Agenda.

Discussion Items:

1. The Committee discussed some possible zoning ordinance revisions to address recent issues raised by residents. Harris will discuss the proposed changes with the solicitor with the intent to prepare draft amendments for review at a future meeting.
2. The Zoning Hearing Board did not meet in September so there are no decisions.
3. There were no new applications for the October Zoning Hearing Board meeting.

Old Business Items:

1. The downtown strategy workshop item will be removed from the agenda.