

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – NOVEMBER 13, 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, Richard
Staff: Harris
Guests: None

The Development Activities Committee met on October 23, 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. Ms. Harris requested that an action item be added to the agenda. Mr. Zimmerman asked for a motion to accept the meeting agenda as amended. Mr. Barr moved, and Mr. Buohl seconded to approve the meeting agenda as amended. The motion carried unanimously.

There was a presentation from the Ephrata Students who are part of the Friends of Eberbach and from the Eberbach students visiting Ephrata.

Action Items:

1. The Committee reviewed a request from Vertical Bridge to build a new tower to replace their existing tower on Borough lands. There are no apparent conflicts with the other tower leases. Their request will include a larger footprint and should include a larger rent. Mr. Zimmerman asked about rents from other tower attachments and getting a quarterly report. The Committee will recommend that Borough Council move forward with a revised lease subject to review by the Solicitor with the rent doubled.
2. The Committee reviewed a revised request for the 2024 FoodStock event. Due to a conflict at another facility in Grater Park, they are proposing a new date of May 19, 2024. The Committee will recommend that Borough Council approve the request subject to receipt of a PLCB Special Occasion permit and approval from Ephrata Borough EMC.

Discussion Items:

1. The Committee reviewed the 3rd Quarter Budget report for activities under their purview. There were no concerns regarding the budget report raised at this meeting.
2. The Zoning Hearing Board did not meet in October so there are no decisions.

3. There were no new applications for the November Zoning Hearing Board meeting.

Old Business Items:

1. The proposed zoning ordinance amendments are under review. Ms. Martin would like to see this given priority.