



**EPHRATA TOWNSHIP BOARD OF SUPERVISORS
AGENDA
March 3, 2026**

1. Meeting called to order at 7:00 P.M.
2. Pledge of Allegiance to the Flag.
3. Public Comment Period on Non-Agenda Items.
4. Approval of the minutes from the February 17, 2026 meeting.
5. Staff Reports
 - Township Manager – Steve Sawyer
 - March ZHB Application
 - Zoning Ordinance Amendment – Schedule Public Hearing
 - Weber Tract Subdivision - Time Extension
 - 2026 Bid Opening – April 1, 2026
 - Snow Removal Budget
 - Solicitor – Tony Schimaneck
 - Township Engineer- Melissa Kelly
 - Plans Under Review
 - Administrative Actions
 - Approval of payment of bills
 - Correspondence – Secretary

EPHRATA TOWNSHIP SUPERVISORS' MEETING

February 17, 2026

The Ephrata Township Supervisors met on this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania.

Present were Supervisors: Tony Haws
Ty Zerbe
Joe Strosser
Twp. Manager: Steve Sawyer
Admin Assist: Jennifer Carvell
Bookkeeper: Valerie Roark
Engineer: Melissa Kelly
Police: Lt. Matt Randolph

The meeting was called to order by Tony Haws followed by the Pledge of Allegiance to the Flag.

PUBLIC COMMENTS NON-AGENDA ITEMS

A motion was made by Joe Strosser to close the Public Comment Period. The motion was seconded by Tony Haws and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Joe Strosser to dispense with the reading of the February 3, 2026 Supervisors' minutes and to approve them as presented. The motion was seconded by Tony Haws and carried unanimously.

OVERLOOK ESTATES REVISED FINAL PLAN – JOSHUA GEORGE, LANDWORKS CIVIL DESIGN LLC

Joshua George of Landworks Civil Design was present on behalf of Overlook Estates to present the Revised Final Plan to the Board of Supervisors. Currently Overlook Estates is a mobile home park with multiple non-conforming lots located in both Ephrata Township and Ephrata Borough. No changes to the use are being proposed. Manager Sawyer stated that he had contacted the Lancaster County Assessment Office who confirmed that if the plan is approved, the County will continue the current tax assessment based on the municipal boundary line. One modification is being requested.

A motion was made by Joe Strosser to approve the modification requested to Section 402.C.4.b – Existing Features based on the justification provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Revised Final Plan for Overlook Estates subject to Rettew Associates Letter dated February 12, 2026. The motion was seconded by Joe Strosser and carried unanimously.

STAFF REPORTS

Police Department – Lt. Matt Randolph.

Lt. Matt Randolph was in attendance and provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of January totaling 381 incidents. There were 13 arrests and 29 traffic citations. In addition, the Supervisors were provided with a report from January of 2025 for comparison. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- **Resolution – Price Adjustment for Bituminous Materials.** Manager Sawyer requested approval of a Resolution for the price adjustment of bituminous materials for small quantities. This Resolution will allow an escalator clause for bituminous material to be included as part of Ephrata Township's 2026 bids for asphalt projects and materials. The escalator clause will follow PennDOT regulations.

A motion was made by Ty Zerbe to approve the Resolution for price adjustment of bituminous materials for small quantities for Ephrata Township's 2026 bids for asphalt projects and materials. The motion was seconded by Joe Strosser and carried unanimously.

- **Church Avenue Highway Transfer Project – PennDOT Resolution.** PennDOT has prepared a Resolution for the Church Avenue Highway Transfer Project as previously discussed. Church Avenue is currently located in both Ephrata Township and Ephrata Borough. PennDOT is requesting that Ephrata Township accept their portion of Church Avenue as part of the turn back program. The road condition is not in good shape, so PennDOT has agreed to pay for restoration work as part of the transfer agreement. Staff recommended approving the PennDOT Resolution as presented.

A motion was made by Joe Strosser to approve the Church Avenue Highway Transfer Project Municipal Resolution. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Joe Strosser to authorize Steve Sawyer to be the authorized representative for project approval agreements. The motion was seconded by Ty Zerbe and carried unanimously.

- **Intergovernmental Cooperation Agreement – Church Avenue Improvements.** The Board of Supervisors were provided with an Intergovernmental Cooperation Agreement for the Church Avenue Improvement project. Church Avenue is located in a portion of both Ephrata Township and Ephrata Borough. Manager Sawyer stated that the agreement prepared covers the details of the project. The proposed agreement is similar to the road projects that were joint projects

between the Township and the Borough, such as Parkview Heights and Hammon Avenue. Dave Burkholder of Ephrata Borough is in favor of the project and will be recommending approval to Borough Council in the near future. Manager Sawyer recommended approving the Intergovernmental Cooperation Agreement for the Church Avenue Improvements as presented.

A motion was made by Ty Zerbe to approve the Intergovernmental Cooperation Agreement with Ephrata Borough for the Church Avenue paving project as presented. The motion was seconded by Joe Strosser and carried unanimously.

- **Lifepoint Counseling Services – Lease Extension Agreement.**

Manager Sawyer stated that the current lease agreement with Lifepoint Counseling Services, who occupies a portion of the lower level of the Ephrata Township municipal building will expire March 31, 2026. Staff prepared a new Lease Agreement for a three (3) year time-period. Carol Musser, owner of Lifepoint Counseling Services reviewed the new lease and has agreed to the terms.

A motion was made by Joe Strosser to approve the three (3) year Lease Extension Agreement with Lifepoint Counseling Services as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Data Center Ordinance – LCPC Review Comments.** The Board of Supervisors were provided with the draft Data Center Ordinance and a copy of the Lancaster County Planning Commission Review Comments along with recommendations from Rettew Associates. Staff stated that the majority of the County comments and recommendations were found by Rettew Associates to already be covered in different sections of the Township's Subdivision Ordinance and/or Zoning Ordinance. The sections were provided to the Board of Supervisors for their review prior to the meeting. It was discussed if any changes were made to the draft ordinance, it would need to be resubmitted to the LCPC for a second review prior to holding a Public Hearing. Staff recommended moving forward without changes to the draft.

A motion was made by Joe Strosser to not make any changes to the draft and proceed with a review by the Ephrata Township Planning Commission. The motion was seconded by Ty Zerbe and carried unanimously.

Township Engineer Melissa Kelly reported that the following plans/projects are in the review process:

- Overlook Estates – Final Plan
- Data Center Draft Ordinance
- Walmart Expansion - LDP

APPROVAL OF BILLS

A motion was made by Ty Zerbe to accept the list of checks written and to pay any bills pending. The motion was seconded by Joe Strosser and carried unanimously.

CORRESPONDENCE

There was no additional information to add to the meeting.

A motion was made by Joe Strosser to adjourn the meeting at 7:48 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Anthony K. Haws

J. Tyler Zerbe

Joseph E. Strosser

EPHRATA TOWNSHIP
ZONING HEARING BOARD
265 AKRON ROAD
EPHRATA, PA 17522
(717) 733-1044

DATE: 02/17/2026

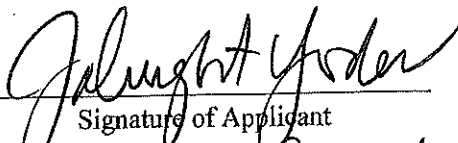
REASON FOR APPLICATION

- SPECIAL EXCEPTION VARIANCE HOME BUSINESS
 ZONING CHANGE OTHER _____

1. NAME OF APPLICANT: Curvin and Etta Shirk and Raymond and Kattie Shirk PHONE 717-733-7708
2. PROPERTY OF ADDRESS: 141 Martindale Road, Ephrata Twp.
3. ADDRESS OF APPLICANT: 125 Martindale Road, Ephrata Twp.
4. NAME OF DEVELOPER: _____
5. ADDRESS OF DEVELOPER: _____
6. NAME AND ADDRESS OF OWNER (IF OWNER IS NOT APPLICANT): _____
7. Description of proposal including all actual dimensions and the general shape of the lot, and the location and the size of existing and new buildings or structures accurately shown to scale must be submitted with this application.
8. CURRENT ZONING: AG PROPOSED ZONING: AG
9. PRESENT USE OF THE PROPERTY: Agricultural
10. THE PROPOSED USE (if any): Farm - Based Business
11. SET BACK REQUIREMENTS: UTILITIES:
- | | | |
|---------------------|--|---|
| FRONT <u>25</u> ft. | WATER | SEWER |
| SIDE <u>25</u> ft. | <input type="checkbox"/> PUBLIC | <input type="checkbox"/> PUBLIC |
| REAR <u>25</u> ft. | <input checked="" type="checkbox"/> WELL | <input checked="" type="checkbox"/> ON LOT SYSTEM |
12. SIZE OF THE LOT: 7.9 acres
13. NUMBER OF OFF STREET PARKING SPACES: 27
14. OFF STREET LOADING PROVIDED: See site plan
15. IS THE PROPERTY SUBJECT TO FLOODING No

16. THE APPLICANT believes the special exception, variance, home business or zoning change should be granted for the following reasons:

Please see attached Supplement.



Signature of Applicant
as attorney for applicants

Signature of Land Owner

FEE SCHEDULE

1. Zoning Hearing Board shall require the following with the application.
 - A. Request for variances, special exceptions, expansion of non-conforming uses as a special exception, and appeals from adverse decisions of the Zoning Officer a fee of _____ plus any additional expenses that may be incurred.
 - B. Request for home business a fee of _____ plus any additional expenses that may be incurred.
 - C. Request for rezoning of the Zoning Ordinance and/or Zoning Map which require consideration by the Planning Commission and a public hearing by the Ephrata Township Supervisors a fee of _____ plus any additional costs that may be incurred.
2. All fees under this section of the Ordinance shall be made payable to Ephrata Township as reimbursement in part for the expense of advertising, clerical costs, attorney fees, and administrative costs.

3. Raymond and Katie Shirk, Curvin Shirk's parents, as well as Curvin's sister, live in the house on the Property.

4. Curvin and Etta Shirk live on the property directly to the west located at 125 Martindale Road. See Aerial attached as Exhibit "B."

5. The property located at 125 Martindale Road is within the Township's C-2 district and includes an existing woodworking business in addition to their residence.

6. The Shirk Family currently farms the Property by growing bedding plants in the existing greenhouses and raising crops, vegetables and produce in the fields.

7. Some of the existing greenhouses are in need of being replaced and also are located in the middle of the fields.

8. As depicted in the site plan attached as Exhibit "C", the Shirk Family would like to replace three of the greenhouses with a series of four connected greenhouses that are closer to Martindale Road.

9. In addition, the Shirk Family would like to use proposed greenhouse #1 and proposed greenhouse #2 to both grow plants and for the retail sale of plants and accessory garden/landscaping items (such as pots for flowers) along with related items made in the woodworking business, such as garden benches and chairs.

10. The Shirk Family intends to use the retail space to primarily sell plants it grows on the Property.

11. To facilitate the proposed retail sales, the current driveway would be eliminated and a new driveway into a parking area is proposed as depicted on the site plan.

12. The proposed farm based business involving the retail sales of plants and accessory items will be conducted and owned by the Shirk Family, including Raymond and Katie Shirk, who

reside in the house on the Property as well as Curvin and Etta Shirk, who live at the adjoining property directly to the west.

13. The Shirk Family will be responsible for the growing of the plants in the greenhouses as well as the planting and harvesting of crops and produce on the remainder of the Property.

14. The Shirk Family anticipates during certain times of the year that up to three seasonal employees (that are not family members) will be needed to help with the proposed growing and preparation of plants on the Property as well as assisting with the operation of the proposed retail sales out of two of the greenhouses.

15. At all times, the proposed farm-based business will be conducted and owned by the Shirk Family.

16. Because the Shirk Family proposes to include the sale of certain accessory items made in the woodworking shop on the adjoining property to the west, the Shirk Family would be willing to prohibit retail sales at the 125 Martindale Road and only allow such sales from the greenhouses as part of its farm-based business.

II. PROPOSED RELIEF

A. Special Exception for Farm-Based Business

17. Pursuant to section 401.B.2.b and 628 of the Ordinance, Applicants seek special exception approval for a farm-based business.

18. A farm-based business is defined as “Any occupation in addition to the primary agricultural use whereby the farmer in residence engages in an occupation that is secondary to the primary agricultural use.”

19. The primary use of the Property is for agricultural purposes, in this case the agricultural production of plants grown in greenhouses as well as the planting and harvesting of crops.

20. “Agricultural production” is defined as the “production for commercial purposes of crops ... including the processing or retail marketing of such crops ... if more than 50% of such processed or merchandised products are produced by the farm operator.”

21. Crops are defined to include “horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers” as well as fruits and vegetables.

22. Applicants satisfy the criteria of section 401.B.2.b as follows:

- a. The proposed farm-based business is directly related to the permitted agricultural use of the Property because the plants, produce and other crops grown on the Property will be the primary items sold in two of the greenhouses.
- b. The proposed farm-based business is located on the same premises as where the greenhouses are located—in fact two of the greenhouses will be used both for growing plants and also retail sales.
- c. The farm-based business will be conducted by the Shirk Family, including Raymond and Katie Shirk, who reside on the Property.
- d. The farm-based business will be secondary to the agricultural use of the Property.

23. Applicants satisfy the requirements of Section 628 as follows:

- a. The primary economic activity of the Property will be agricultural in nature. While the Property is 7.9 acres (less than 10 acres), Applicants seek a dimensional variance to this requirement as it is a preexisting non-conforming agricultural lot as to its size.

- b. The land area used for the farm-based business will not utilize more than one acre of land inclusive of the two greenhouses that include retail sales and parking area.
- c. The farm-based business will be conducted and owned by the Shirk Family, including Raymond and Katie Shirk who will continue to reside in the house on the Property.
- d. The farm-based business will complement the agricultural uses of the Property by modernizing the greenhouses and utilizing two of the greenhouses for both growing plants and for the sale of plants. In addition, the retail sales of plants grown on the Property is consistent with the surrounding agricultural community and falls within the definition of agricultural production (a use permitted by right in the Agricultural District).
- e. Applicants acknowledge that additional Township, County, State and Federal requirements may exist and agree to comply with any applicable requirements.
- f. Applicants have designed the parking area to minimize the use of agricultural lands by placing it close to Martindale Road. While the proposed greenhouses are permitted agricultural structures that are used for growing plants, Applicants will remove three of the existing greenhouses that will provide additional area for growing crops, vegetables and nursery stock.
- g. The land area for the farm-based business will not be subdivided from the Property.
- h. While generally only members of the Shirk Family will operate the proposed farm-based business, because during certain times of the year additional help is needed, Applicants seek a variance to allow more than two non-residents to be employed in the farm-based business.

- i. The site plan has been designed to provide for the safe and efficient movement of traffic by removing the existing driveway for the house and combining it with the new entrance into the parking area as depicted on the site plan.
 - j. Any signs advertising the farm-based business will not exceed fifteen square feet in area.
 - k. The proposed greenhouses that will include retails sales are not within 100 feet of an adjacent residential structure.
 - l. Applicants will not allow a nuisance condition to be created in terms of excessive noise, dirt or odor and will not allow the accumulation of trash and debris.
24. The proposed farm-based business satisfies the general criteria for special exceptions set forth in Section 603.

B. Variances to Size and Number of Employees

25. Applicants seek a variance to section 628.A. (providing a farm-based business should be on a property with at least ten acres in area) to allow the proposed farm-based business on the Property, which has 7.9 acres.

26. Applicants note that this Property has consisted of less than 10 acres since at least the 1960s and has historically been used for agricultural purposes. Currently there are multiple greenhouses and farm buildings on it used for growing plants and the farm fields on the Property are used for growing crops.

27. Because the minimum lot size for a farm is 50 acres, the current Property is non-conforming as it relates to agricultural uses.

28. Furthermore, the Property also is bound to the north by Martindale Road and to the south by the Conestoga River and to the west by the C-2 zoning district.

29. Accordingly, strict compliance with the ten acre minimum size for a farm-based business creates a hardship based on the unique characteristics of the Property relating to its size (which predates the current zoning ordinance) and its non-confirming agricultural use.

30. This hardship was not created by the Applicant but is a result of the creation of this parcel well before the current zoning ordinance requirements.

31. Allowing the proposed farm-based business on the Property with 7.9 acres is the minimum relief needed and will not alter the essential character of the neighborhood, will not substantially or permanently impair the use or development of adjacent properties and will not be detrimental to the public welfare.

32. In addition, Applicants seek a dimensional variance to Section 628.H. that states “No more than two (2) non-residents shall be employed in a farm-based business.”

33. In this case, Raymond and Katie Shirk, along with their daughter, all reside on the Property and will be part of managing and operating the greenhouses as well as the related retail sales in two of the greenhouses.

34. In addition, Curvin and Etta Shirk, who live directly beside the Property, will help to manage and operate the greenhouses, including the related retail sales. While they reside on the adjoining property, because they own the Property and the Shirk Family jointly operates the greenhouses and other agricultural operations on the Property, they will not be employees of the proposed farm-based business.

35. During certain times of the year, the Shirk Family would like employ up to three non-resident, non-family members to help with managing the greenhouses and the related retail sales.

36. While some of this help would directly relate to the agricultural use of the Property (and, therefore, not subject to this limitation), some of these employees also would help with the retail sales.

37. Accordingly, Applicants seek a variance to allow up to but no more than, three employees who are not residents and not members of the Shirk family to help with the greenhouse operation, including the related retail sales.

38. Due to the unique nature of the proposed farm-based business which involves operating and maintaining greenhouses as well as proposed retail sales, Applicants have a hardship with limiting the number of individuals who can help to two non-resident employees and seek to allow up to three.

39. Allowing Applicants to have one additional non-resident, non-family member employee is the minimum relief needed and will not alter the essential character of the neighborhood, will not substantially or permanently impair the use or development of adjacent properties and will not be detrimental to the public welfare.

C. Extension of Time to Pull Permits

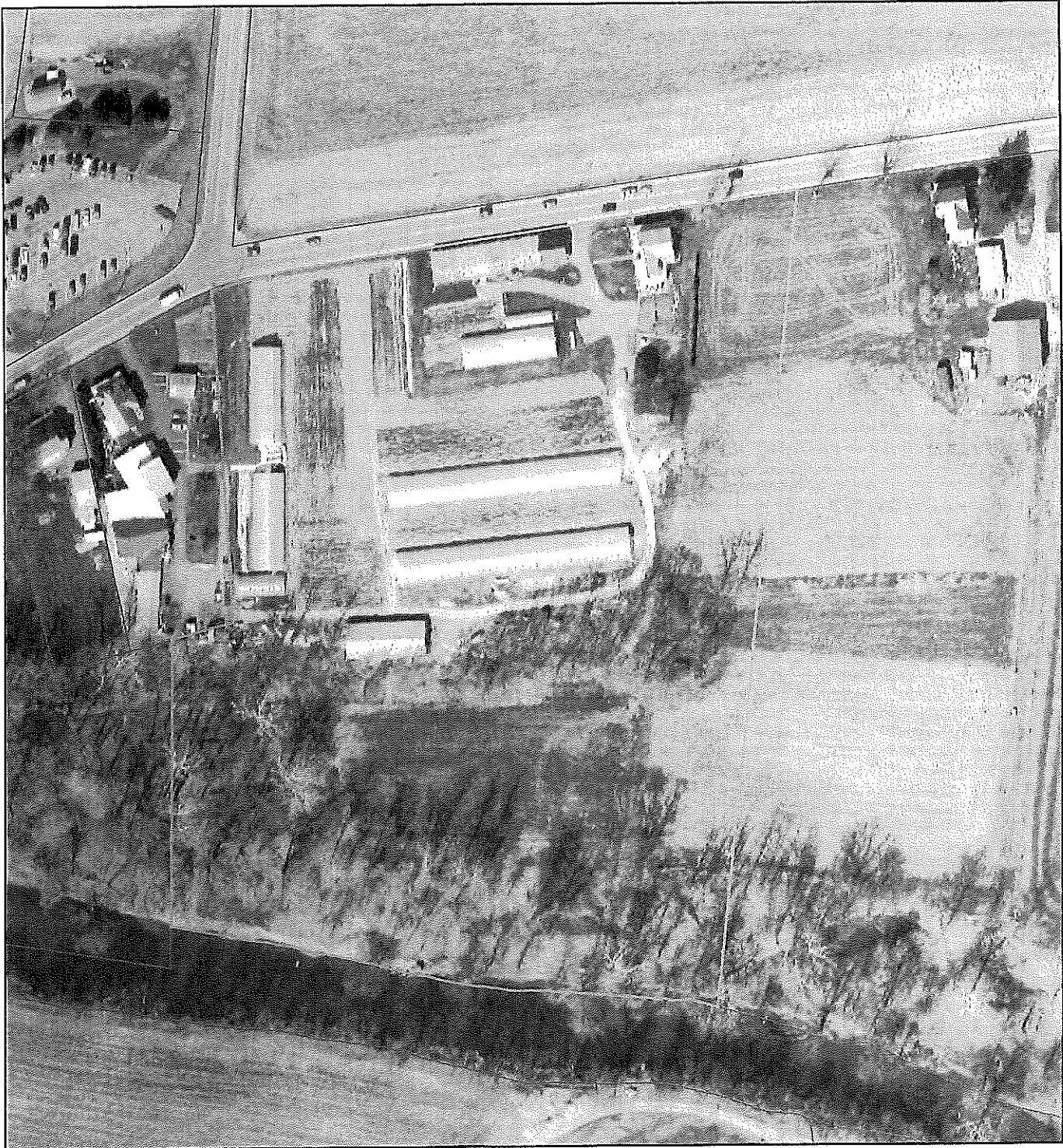
40. If the Board approves the requested variances, Applicants seek an extension of time to pull the zoning permits from three months to eighteen with completion of all construction within twelve months following issuance of the zoning permit pursuant to section 803.G.

41. This extension will provide Applicants with the time required to obtain all other approvals required for this project.

WHEREFORE, Applicant respectfully requests that the Zoning Hearing Board of Ephrata Township hold a hearing and grant zoning relief as set forth in this application.

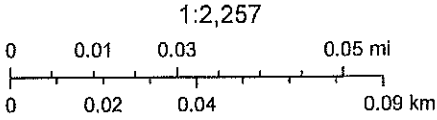
EXHIBIT A

LanCo View Parcel Map



2/17/2026, 7:50:30 AM

 Properties



County of Chester, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Lancaster County 2024 photos

Lancaster County GIS
Esri, HERE, Garmin, USGS, EPA, NPS | Lancaster County 2024 photos |

EXHIBIT B

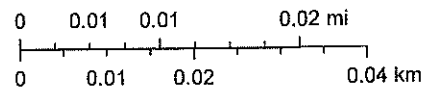
LanCo View Parcel Map



2/17/2026, 7:58:26 AM

 Properties

1:1,128



County of Chester, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Lancaster County 2024 photos

Lancaster County GIS
Esri, HERE, Garmin, USGS, EPA, NPS | Lancaster County 2024 photos |

EXHIBIT C

**EPHRATA TOWNSHIP PLANNING COMMISSION
MINUTES
February 24, 2025**

The Ephrata Township Planning Commission met on the above date at 7:00 P.M. at the Ephrata Township Municipal Building, 265 Akron Road, Ephrata, PA. Present were members: Leonard Martin, Dale Garman, Jim Stauffer, Mike Burkholder and Andy Bollinger, Township Engineer Melissa Kelly and Township Manager Steve Sawyer.

Reorganization A motion was made by Andy Bollinger to appoint Leonard Martin as the 2026 Chairman, Dale Garman as the 2026 Vice-Chairman and Steve Sawyer as the 2026 Secretary. The motion as seconded by Mike Burkholder and carried unanimously.

A motion was made by Dale Garman to approve the minutes of the October 28, 2025 meetings as written. The motion was seconded by Mike Burkholder and carried unanimously.

Weber Tract Revised Final Plan

TJ Acosta, PE, from Lancaster Civil Engineering Co., presented the plan to the Commission. Mr. Acosta explained the proposed project which will subdivide an existing 9.8-acre tract into two lots to create one new building lot for a single-family dwelling. The property is located at 315 Summit Drive which is a private street in the 300 block of Ridge Avenue.

A motion was made by Dale Garman to recommend approval of a waiver to Section 305 – Preliminary Plan Processing Procedures, based on the justification provided. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Dale Garman to recommend approval of a waiver to Section 602.D.3 – Cul-De-Sac and Dead-End Streets based on the alternative and justification provided with the condition that the applicant receive approval from the emergency service providers. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Dale Garman to recommend approval of a waiver to Section 602.E.5 – Cartway Edge at Street Intersection based on the alternative and justification provided with the condition that the applicant receive approval from the emergency service providers. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Mike Burkholder to recommend approval of a waiver to Section 602.E.7 – Clear Sight Triangle based on the alternative and justification provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Andy Bollinger to recommend approval of a waiver to Section 604.F.4 – Single Direction Change of Flagpole on a Flag Lot based on the alternative and justification provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Dale Garman to recommend conditional approval of the plan based on the conditions contained in the Township Engineer's letter dated February 17, 2026. The motion was seconded by Andy Bollinger and carried unanimously.

Wal-Mart – Revised Final Plan

Melissa Kelly and Steve Sawyer presented the plan. Wal-Mart is proposing to construct a 9,192 SF addition on the northeast side of the building to be used for storage and staging for their Online Pickup and Delivery (ODP) services. The proposed project will also include repaving and restriping where necessary to relocate the designated OPD parking spaces to a safer, more convenient location in close proximity to the expansion. There will be no increase in impervious surface coverage and the existing number of parking spaces exceeds the ETZO parking requirements.

A motion was made by Mike Burkholder to recommend approval of the plan subject to the conditions contained in the Township Engineer's letter dated February 10, 2026. The motion was seconded by Jim Stauffer and carried unanimously.

Zoning Ordinance Amendment – Data Centers and Animal Regulations

Melissa Kelly and Steve Sawyer reviewed the proposed amendment with the Commission. The Board of Supervisors initiated the amendment for data centers based on the advice of the Lancaster County Planning Commission (LCPC) and the Pennsylvania State Association of Township Supervisors (PSATS). LCPC and PSATS are encouraging all municipalities to add Zoning Ordinance regulations for this use. This would allow the municipality to require a developer to meet specific criteria such as lot size and setbacks, screening requirements, lighting, noise, access, security, and environmental impacts. The proposed regulations are designed to control and limit the impacts of this type of use on neighboring properties and the Township as a whole. Melissa Kelly reviewed the LCPC letter with the Commission. LCPC is recommending approval of the ordinance but included suggestions for additional requirements. Melissa explained that almost all of the additional requirements recommended by LCPC are already required by the Subdivision and Land Development Ordinance and/or the Zoning Ordinance. Staff is recommending that the Township adopt the Ordinance as written.

Manager Sawyer explained the proposed change to the animal regulations in the zoning ordinance amendment. The proposed change is to the small domestic animal regulations and is being pursued due to the increase in the popularity of backyard chickens. The Zoning Ordinance defines small domestic animals as animals such as rabbits, guinea pigs, chinchilla, and fowl such as chickens, turkeys, geese, ducks, and pigeons, but shall not include wild animals held in captivity. The proposed ordinance amendment would create new setbacks from property lines and from the nearest dwelling other than that of the owner. The proposed amendment would add the requirement that the keeping of chickens shall be for egg-laying purposes only and that roosters shall not be kept on any lot in the residential zoning district.

A motion was made by Dale Garman to recommend approval of the Zoning Ordinance Amendment as written. The motion was seconded by Mike Burkholder and carried unanimously.

A motion as made by Mike Burkholder to adjourn the meeting at 8:25 PM. The motion was seconded by Jim Stauffer and carried unanimously.

February 18, 2026

Steve Sawyer
Township Manager & Zoning Officer
Ephrata Township, Lancaster County
265 Akron Road
Ephrata, PA 17522

Via email: ssawyer@ephratatownship.org

Re: Weber Tracts
315 Summit Drive, Ephrata
LCEC Project No: 66-6
Time extension letter

Dear Mr. Sawyer:

On behalf of Jeffrey & Stephanie Weber, we offer a 60-day extension of time for the review and approval of the above-referenced application. This extends the review and approval time from 2/23/2026 to 4/24/2026.

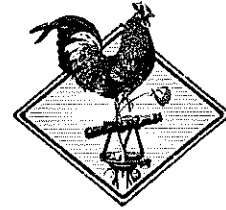
I trust that this request provides you with the information you need, however please do not hesitate to contact me with any questions or if you need additional information.

Sincerely,



TJ Acosta, PE, Project Engineer
LANCASTER CIVIL

cc: Melissa Kelley, RETTEW (via email)



LANCASTER CIVIL

★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

BID NOTICE

Sealed bids for the following items will be received by Ephrata Township, 265 Akron Road, Ephrata, PA, until 10:00 A.M. April 1, 2026, at which time they will be publicly opened and read aloud:

1. Paving Project – Middle Creek Road and Spring Glen Drive - Milling, 3,878 SY of Paving Fabric, 176 tons of 9.5 mm Superpave Scratch Course, and 1,547 Tons of 9.5 mm Superpave Wearing Course per the project specifications.
2. Paving Project – Milling, Paving Fabric, and 1 ½” 9.5 mm Superpave asphalt on the Ephrata Township Municipal Office parking lot per the project specifications.
3. 250 Tons – 25 mm Superpave (FOB)
4. 200 Tons – 19 mm Superpave (FOB)
5. 250 Tons – 9.5 mm Superpave (FOB)
6. 1,800 Tons – 2A Stone (FOB)
7. 200 tons ASSHTO #1 Stone (FOB)
8. 100 tons ASSHTO #3 Stone (FOB)
9. 75 Tons – ASSHTO #9 Stone (Delivered)
10. 200 Tons – ASSHTO #57 Stone (FOB)
11. 200 Tons - R4 Rip Rap (FOB)

Specifications and bid forms can be obtained at the Ephrata Township Office, 265 Akron Road, Ephrata, PA during regular business hours. Proposals must be on forms furnished by the municipality. For items #1 and #2, the successful bidder is required to provide performance and payment bonds of 100% of the contract amount. For items 3 through 11, the successful bidder is required to provide a performance bond of 50% of the contract amount. The bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, creed, disability, religion, sex or national origin. Ephrata Township reserves the right to accept or reject any or all bids, to waive any defects or irregularities, omit, increase or decrease any or all quantities, and to award the bid in the best interest of the Township.

EPHRATA TOWNSHIP SUPERVISORS