

EPHRATA TOWNSHIP PLANNING COMMISSION
AGENDA
April 28, 2026

1. Meeting called to order at 7:00 PM
2. Approval of the minutes from the February 24, 2026 meeting.
3. 33 Ridge Avenue – Lot Add-On Plan
4. Caring Acres Community – Preliminary/Final Land Development Plan
5. Plans in the Review Process:
 - StayAPT Hotel (Hahnstown Road) – Subdivision and Land Development Plan
 - Concrete Walls Unlimited – Land Development Plan
 - 237 East Fulton Street – Final Lot Add-On and Land Development Plan

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.



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395
E-mail: rettew@rettew.com • Website: rettew.com

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March 9, 2026

Mr. Steven A. Sawyer, Manager
Ephrata Township
265 Akron Road
Ephrata, PA 17522

RE: 33 Ridge Avenue
Lot Add-On Plan
Review No. 1
RETTEW Project No. 0111406174

Dear Mr. Sawyer:

We have completed our review of the above-referenced plan as prepared by Hershey Surveying, Inc. Our review was of the following information:

1. One plan sheet dated January 29, 2026
2. Subdivision and Land Development application dated January 29, 2026
3. Supporting miscellaneous documentation.

We have the following comments for your consideration:

ZONING

1. In the zoning data on the cover sheet, Resultant Lot 1 needs to be shown as 0.744 acres (gross) located in the Ephrata Borough RMD Zoning District and 0.716 acres (gross), 0.673 acres (net), located in the Ephrata Township RLD Zoning District.
2. The minimum required building height needs to be provided (§ 402.C.2.a).

SUBDIVISION AND LAND DEVELOPMENT

1. Unless a modification is requested and approved, existing contours need to be included on the plan (§ 402.C.1).
 2. The names of all adjacent landowners, including those across East Main Street and Ridge Avenue, and plan book references of all previously recorded plans for adjacent properties (if any) need to be included on the plan (§ 402.C.2).
 3. The existing rights-of-way and cartway widths need to be dimensioned on the plan for East Main Street and Ridge Avenue (§ 402.C.3 & 4). In addition, provide additional right-of-way 25' from the centerline of Ridge Avenue at Lot 1.
 4. A note needs to be placed on the plan indicating any area that is not to be offered for dedication, if applicable (§ 403.D.14, 403.E.2.e).
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5. The zoning data table on the cover sheet needs to indicate the existing zoning district requirements along with the proposals for each of these parameters (§ 403.D.15). The total tract area located within each zone needs to be provided in the zoning data table to determine existing lot coverage.
6. The Highway Occupancy Permit note needs to be added to the plan (§ 403.D.17).
7. A clear sight triangle and the available and required minimum safe sight stopping distance (SSSD) need to be provided at all intersections (§ 403.D.24, 602.E.7, 602.E.8, 602.I.1).
8. All plan certificates need to be completed prior to recording the plan (§ 404.E).
9. Unless a modification is requested and approved, a wetlands study, to determine the presence and extent of wetlands on site, needs to be provided (§ 407).
10. A note needs to be added to the plan stating nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement (§ 606.B).
11. A note needs to be included on the plan stating all prior conditions of approval remain in full force and effect except as modified by this plan.

Should you have any questions or require additional information, please feel free to contact us at any time.

Sincerely,



Melissa A. Kelly, RLA
Municipal Team Lead

copy: Steven A. Sawyer, Ephrata Township (ssawyer@ptd.net)
Ron Hershey, PLS, Hershey Surveying, Inc. (ron@hersheysurveying.com)

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April 22, 2026

Mr. Steven A. Sawyer, Manager
Ephrata Township
265 Akron Road
Ephrata, PA 17522

RE: Caring Acres Community (50 Cindia Lane)
Preliminary/Final Land Development Plan
Review No. 3
RETTEW Project No. 0111404517

Dear Mr. Sawyer:

We have completed our review of the above-referenced plan as prepared by Diehm and Sons, Inc. Our review was of the following information:

1. 30 plan sheets dated June 17, 2025, revised April 9, 2026
2. Modification Request letter dated July 1, 2025, revised April 8, 2026
3. Comment Response letter dated April 9, 2026
4. Cost Opinion dated April 8, 2026
5. Supporting miscellaneous documentation.

We have the following comments for your consideration:

REQUESTED WAIVERS/MODIFICATIONS

A. Section 305 – Preliminary Plan Processing Procedures

The applicant has requested a waiver of the requirement to process a preliminary plan and in the alternative, proceed directly to final plan with the justification that plan is minor in nature.

We recommend approval of this modification based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.

B. Section 403.A – Plan Scale

The applicant is requesting a waiver of the requirement to provide a maximum plan scale of 1"=50' and in the alternative, provide plan sheets 3 and 4 at 1"=100', so that the entire project area can be displayed on a single plan sheet.

We recommend approval of this waiver based upon the alternative and justification provided.



STORMWATER MANAGEMENT

A. Section 409 – Stormwater Runoff Volume Controls (*New Request this Submission*)

The applicant has requested a waiver of the requirement to meet the Ephrata Township Volume Control requirements. In the alternative, the applicant has proposed the usage of Managed Release Concept (MRC) facilities.

We recommend approval of this modification based upon Pennsylvania Department of Environmental Protection's (PA DEP's) approval of the MRC design and National Pollutant Discharge Elimination System (NPDES) Permit.

SUBDIVISION AND LAND DEVELOPMENT

1. Notice of approval or deferral by the Borough of Ephrata needs to be provided.
2. Any approved waiver(s), including conditions of approval and date(s) of final action by the Board of Supervisors, need to be included on the plan (§ 402.D.14, 403.D.18).
3. A shared use and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for the shared access drive from Cindia Lane to the proposed development. In addition, a utility easement agreement, in a recordable form acceptable to the Township, needs to be provided for the proposed water and sewer utility easement from the subject property to Martin Avenue (§ 403.D.6, 606.E).
4. All plan certificates need to be completed prior to recording the plan (§ 403.E.1, 402.E).
5. Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 403.E.2.a).
6. Evidence of review by emergency service providers needs to be provided (§ 403.E.2.d, 612.C.2).
7. Financial security in the amount of **\$724,846.50** and financial security agreement need to be provided (§ 403.E.2.f, 501).
8. Evidence of approval of water and sewer design, capacity, and financial security (if required) needs to be provided (§ 403.E.2.g, 610).

STORMWATER MANAGEMENT

1. An operations and maintenance program, in a recordable form acceptable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent stormwater management facilities and erosion control facilities, needs to be provided (§ 304.1.G, 304.6).
2. All certificates need to be completed prior to plan approval (§ 304.1.).

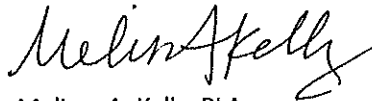
TRAFFIC

1. The proposed access drives need to be designed per municipal requirements and coordinated with the Liberty Baptist Church and Lincoln Christian Home properties, as applicable, for any needed easements.

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Ephrata Township
April 22, 2026
RETTEW Project No. 0111404517

Should you have any questions or require additional information, please feel free to contact us at any time.

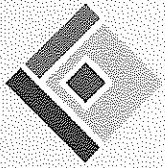
Sincerely,



Melissa A. Kelly, RLA
Municipal Team Lead

copy: Steven A. Sawyer, Ephrata Township (ssawyer@ephratatownship.org)
Tom Matteson, Diehm and Sons, Inc. (TMatteson@Diehmandsons.com)

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Subdivision/Land Development Plan Review

Plan Name

S/LD #

Caring Acres Community

64-81-6

Project Description

Gross Acreage

To construct a 41,304 sq. ft. building in two phases along with associated infrastructure for a life care facility with capacity to serve 48 adults

18.984

Date of Completed Application Receipt

Date of Review

07/02/2025

08/06/2025

Municipality/Municipalities

Project Address(es)

Ephrata Borough; Ephrata Township

50 Cindia Lane, Ephrata

Project Location/Direction and Distance

Land-locked parcel west of Martin Avenue, north of Cindia Lane, and east of Apple Street

Parcel Account Number(s)

2701810100000; 2602452400000

Existing Zoning District(s)

Ephrata Borough: Residential-Low Density;
Ephrata Township: Residential-Medium Density

Existing Land Use(s)

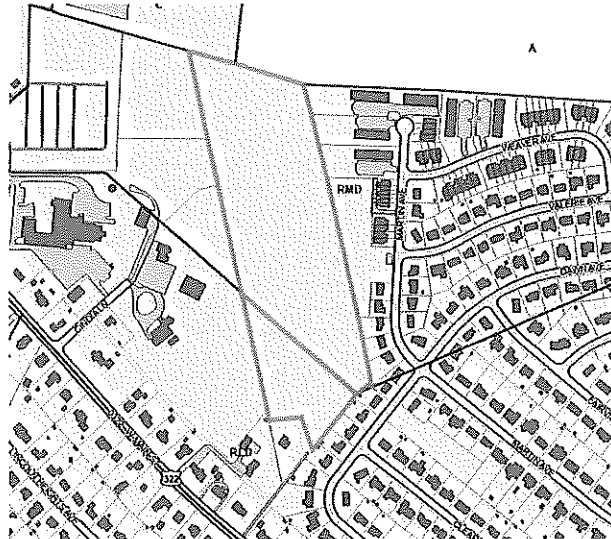
Agricultural; Residential

Designated Growth Area

Ephrata-Akron

places2040 Character Sector

Buildable Lands



Owner Name

Rufus Zimmerman

Applicant Name

Caring Acres Community

Consulting Firm

Diehm & Sons, Inc.

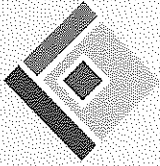
LCPD's Regional Liaison

Joella Neff

places2040 Consistency

Creating Great Places: Design communities that put people first

The proposed Life Care Facility will locate resources and programming in an existing residential neighborhood to support the wellbeing of community residents.



Comments Regarding Site Design

1. An Access Easement Agreement should be provided and recorded as part of the plan approval. The Agreement should note the ownership, rights, and maintenance responsibilities associated with the proposed shared access points to Cinda Lane and Apple Street. They should clarify that Ephrata Borough and Ephrata Township are not responsible for any Agreement arbitration.
2. The plan should confirm that the proposed trash storage area is located in an area that can be adequately serviced by trash trucks.
3. Tree Protection Areas should encompass all proposed tree preservation sites. Construction activities, storage of materials, temporary parking, and/or soil contamination/compaction may not occur within these areas. A detail should be provided depicting an effective construction barrier such as a 48" snow or construction fence mounted on steel posts located 8' on center at all buffer edges.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.