



EPHRATA TOWNSHIP BOARD OF SUPERVISORS
AGENDA
May 5, 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 April 21, 2026 meeting.
5. Mohler Church Road Bridge – Public Plans Display
6. Public Hearing – Zoning Ordinance Amendment – Data Centers & Animal Regulations
7. Staff Reports
 - Township Manager – Steve Sawyer
 - Financial Security Reduction – Mark Martin
 - Seasonal Employee Hires – Ronald Shupp and Lester Cline
 - Girl Scout Project – Ephrata Community Park
 - Church Avenue Transfer Project – PennDOT Agreement
 - Solicitor – Tony Schimaneck
 - Township Engineer- Melissa Kelly
 - Plans Under Review
 - Administrative Actions
 - Approval of payment of bills
 - Correspondence – Secretary

EPHRATA TOWNSHIP SUPERVISORS' MEETING

April 21, 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
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 Ty Zerbe to close the Public Comment Period. The motion was seconded by Joe Strosser and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Joe Strosser to dispense with the reading of the April 7, 2026 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

SENATOR JAMES MALONE

Senator James Malone thanked the Board of Supervisors for allowing him to speak at the meeting and asked if the Township had any needs or concerns that he could help address. There was discussion regarding the status of PA legislation concerning Data Centers and education funding. There was discussion regarding available municipal grants for maintenance needs of infrastructure and an upcoming grant education program for application submittal processes for volunteer fire companies and emergency responders. The Board of Supervisors thanked Senator Malone for attending the meeting.

LINCOLN FIRE COMPANY PARADE – REQUEST TO CLOSE ROADS, RANDALL GOCKLEY

Randy Gockley was present to request support of the use of roadway located in Ephrata Township for a Lincoln Fire Company parade. The majority of the parade route is in Ephrata Borough with the parade ending in Ephrata Township at the Martin's Grocery Store site. The parade is to celebrate Lincoln Fire Company's 175 Year Anniversary. The event is scheduled for

October 10, 2026 at 10:00 am. Randy Gockley stated that this is also National Fire Prevention week. If Ephrata Borough and Ephrata Township support the proposed event, Lincoln Fire Company will submit a permit application to PennDOT. The Board of Supervisors was provided with a letter outlining the event and the parade route for their review prior to the meeting.

A motion was made by Ty Zerbe to support and not to object to the use of 500 feet of roadway in Ephrata Township for the Lincoln Fire Company parade as presented. 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 March totaling 474 incidents. There were 15 arrests and 28 traffic citations. In addition, the Supervisors were provided with a report from March of 2025 for comparison. The monthly report will be kept on file in the office.

Lt. Randolph also reported that he reviewed the site plans for the proposed StayAPT Hahnstown Road Hotel and the Walmart expansion. He did not have any objections or concerns.

Ephrata Mennonite School changed their 5K run route locations due to some concerns addressed by the Schoeneck Fire Company mainly due to the volume of traffic on Stevens Road. The new route no longer includes any Ephrata Township roadway.

Lt. Randolph asked who was in charge of the timing of the traffic signals at the Giant Complex and Ephrata Crossing intersection. He stated that there have been additional crashes in this area recently and was wondering if a traffic study to address the timing of the signal was warranted. Manager Sawyer stated that he would review when the last traffic study was completed for the intersection and speak with the Township Traffic Engineer.

Manager Steve Sawyer

- **2026 Seal Coat Bid.** Manager Sawyer provided the Board of Supervisors with the 2026 Joint Municipal Bid Tabulation from the April 6, 2026 Earl Township Board of Supervisors' Meeting. The lowest bidder for each category was awarded the bid by Earl Township. Ephrata Township participated in two (2) categories of seal coating. Manager Sawyer recommended awarding the seal coating bids to Martin Paving totaling \$121,658.48.

A motion was made by Ty Zerbe to award the 2026 Joint Municipal Bid for Seal Coating in the amount of \$121,658.48 to Martin's Paving. The motion was seconded by Joe Strosser and carried unanimously.

- **Keystone Mills and Jonathan Martin – Financial Security Reduction.** The Township received a request for a financial security reduction for the Keystone Mills project. Rettew Associates provided the Board of Supervisors with a Financial Security Reduction Letter

dated April 13, 2026 recommending the financial security release of \$26,612.68 leaving a remaining balance of \$20,042.94.

A motion was made by Joe Strosser to approve the financial security reduction to Keystone Mills in the amount of \$26,612.68 leaving a remaining balance of \$20,042.94 as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

The Township also received a request for a financial security reduction for the Jonathan Martin Stormwater Management Plan. Rettew Associates provided the Board of Supervisors with a Financial Security Reduction Letter dated April 15, 2026 recommending the financial security release of \$66,751.72 leaving a remaining balance of \$101,235.06.

A motion was made by Joe Strosser to approve the financial security reduction to Jonathan Martin in the amount of \$66,751.72 leaving a remaining balance of \$101,235.06. The motion was seconded by Ty Zerbe and carried unanimously.

- **Concrete Walls Unlimited – Time Extension to Act on the Plan.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Burget & Associates, Inc. on behalf of Concrete Walls Unlimited dated April 14, 2026 granting an extension of time to act on the plan until August 18, 2026. The additional time is needed to perform soil testing.

A motion was made by Ty Zerbe to accept the time extension granted by Concrete Walls Unlimited for the plan review period. The new deadline for the Township to act on the plan will be August 18, 2026. The motion was seconded by Joe Strosser and carried unanimously.

- **Church Avenue – PennDOT – Proposed Agreement.** Manager Sawyer provided the Board of Supervisors with a Transfer Agreement from PennDOT for the Church Avenue “Turnback” project. The Board of Supervisors approved an Intergovernment Agreement with Ephrata Borough for this project at a prior meeting. The Transfer Agreement has been reviewed by staff and the Township Solicitor. The solicitor has recommended a few changes, but PennDOT has indicated that they will not agree to change their standard agreement. Manager Sawyer has discussed this with the Township Solicitor and staff is recommending that the Board execute the standard PennDOT agreement. Manager Sawyer has requested that PennDOT increase the amount of funding listed in the agreement in case the bids are higher than the estimated cost. PennDOT is in the process of authorizing additional funding for the project. The final agreement will be submitted to the Board for action at a future meeting.

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 7:45 am. The motion was seconded by Ty Zerbe and carried unanimously

Anthony K. Haws

J. Tyler Zerbe

Joseph E. Strosser

West Mohler Church Road Bridge Replacement

Ephrata Township, in cooperation with the Pennsylvania Department of Transportation (PennDOT) Engineering District 8-0, is seeking public comment for the West Mohler Church Road bridge replacement over Cocalico Creek in Ephrata Township, Lancaster County.

The purpose of this project is to address the poor condition of the bridge and provide a structurally adequate crossing that provides efficient multi-use circulation and vehicular access to maintain community, regional connectivity, and future trail needs. This project will replace the existing one lane bridge with a structure that will carry two lanes of traffic (one lane in each direction) with a shoulder on each side. In addition, a sidewalk has been incorporated onto the downstream side of the bridge to provide connectivity to the future extension of the Warwick to Ephrata Rail Trail (WERT). Construction of the proposed improvements will include removal of the old bridge, construction of the new bridge, pavement reconstruction, and guide rail improvements.

Construction is anticipated to last one construction season, beginning in May 2028 and ending in November 2028. The bridge will be closed to vehicular and pedestrian traffic during construction. Traffic will be detoured on a 2.4-mile detour route.

The purpose of this announcement is to receive public input regarding the proposed improvements. Preliminary roadway plans and a review of Section 4(f) resources will be presented at the Ephrata Township Board of Supervisors meeting on May 5, 2026 at 7:00 PM. The roadway plans and public comment/questionnaire will be available at the Township office from May 5, 2026 to May 19, 2026 for public viewing. The public is encouraged to attend the meeting, review the plans, and submit comments or concerns via the questionnaire.

The WERT is located near the project area. The future expansion of the WERT will extend from the current paved trail terminus to the project bridge. An 8-foot raised concrete sidewalk will carry the trail across the proposed bridge where a future trail connection will extend the trail northeast along an abandoned railroad.

The WERT trail extension is a Section 4(f) property under the jurisdiction of Ephrata Township. **Required right-of-way acquisitions and temporary construction easements are required to complete the bridge replacement.** The WERT will continue to function for its designated purpose during construction. Ephrata Township and PennDOT intend on completing the environmental clearance necessary for the project by preparing a Categorical Exclusion Evaluation (CEE) and will include a Section 4(f) De Minimis Use evaluation for this resource. While the project will not adversely affect the existing activities and attributes of the WERT, the project will impact the Township trail easement for the future WERT extension. Ephrata Township and PennDOT intend to make a finding that the project will result in de minimis impacts to the Section 4(f) resource, and will not adversely affect the activities, features, and attributes that qualify the properties for protection under Section 4(f)/Section 2002. Those wishing to comment on the impact of the project on the resource noted above can send written comments to the address or email below.

All comments should be received by May 29, 2026.

For more information contact:

Chris Messner

GPI – Project Manger

4900 Ritter Road, Suite 110, Mechanicsburg, PA 17055

E-mail: cmessner@gpinet.com/phone: 570-880-7345

TOWNSHIP OF EPHRATA

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE EPHRATA TOWNSHIP ZONING ORDINANCE TO PROVIDE REGULATIONS FOR DATA CENTERS AND THEIR ACCESSORY USES AND TO REVISE THE REGULATIONS FOR ANMIALS AND ANIMAL SHELTERS.

WHEREAS, the Ephrata Township Board of Supervisors previously duly enacted a Zoning Ordinance of Ephrata Township, Lancaster County, Pennsylvania, pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code (“MPC”), Act 247 of 1968, as amended (53 P.S § 10101 et seq.);

WHEREAS, since its adoption, the Board of Supervisors has from time to time amended the Zoning Ordinance of Ephrata Township (the Zoning Ordinance of Ephrata Township, as amended, hereinafter referred to as the “Zoning Ordinance”); and

WHEREAS, the Board of Supervisors has met the procedural requirements of the MPC and of the Zoning Ordinance for the adoption of this proposed Ordinance amending the Zoning Ordinance, which was reviewed and recommended by the Township Planning Commission and the Lancaster County Planning Commission, and posting requirements, and the holding of a public hearing; and

WHEREAS, the Board of Supervisors of Ephrata Township, Lancaster Cunty, Pennsylvania believes it is in the best interests of the Township’s residents to amend the Ephrata Township Zoning Ordinance to update and revise provisions related to data centers and animals and animal shelters; and

WHEREAS, the Board of Supervisors, after due consideration of the proposed Ordinance Amendment, at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Ephrata Township will be served by the proposed Ordinance Amendment.

NOW THEREFORE, it is HEREBY ORDAINED by the Board of Supervisors of Ephrata Township, Lancaster County, Pennsylvania, that the Ephrata Township Zoning Ordinance is amended as follows:

Section 1. The Zoning Ordinance, Article X, Definitions, Section 1002, Terms, shall be amended by inserting the following definitions:

ACOUSTICAL BARRIER

An exterior solid or louvered wall containing soundproofing materials designed to absorb noise and protect properties from noise pollution.

DATA CENTER

A building or buildings used for the housing, operation, and/or co-location of computer and communication equipment for the purpose of storage, management, processing, and/or transmission of digital information/electronic data necessary for the operation of one of more business, commercial, or governmental entities.

DATA CENTER ACCESSORY USE

Systems, equipment, facilities, and/or components used in the air cooling, water or liquid cooling, power supply systems, telecommunication, cloud communication, and mechanical or environmental controls when used in the support or enabling of a Data Center.

SCREENING – AUDIBLE

A physical, acoustical barrier that is a wall, solid or louvered, specifically designed and constructed to disrupt the travel of sound through absorptive or deflective methods and may or may not be part of required visual screening.

SCREENING – VISUAL

A Physical barrier, including but not limited to landscaping or a wall, solid or louvered, that obscures the visibility of a property or use from abutting properties, this term shall be understood to incorporate “screen planting”.

Section 2. The Zoning Ordinance, Article IV, District Regulations, Section 407, Industrial (I) District, Subsection 407.B.2, Special Exceptions, is amended to add data centers and data center accessory uses as uses permitted by special exception in the I-Industrial Zone as follows:

- k. data centers and data center accessory uses (see section 662)

Section 3. The Zoning Ordinance, Article VI, Criteria for Special Exceptions, Conditional Uses, and Other Selected Uses, shall be amended by adding a new Section 662, Data centers and data center accessory uses, which shall provide as follows:

Section 662 – DATA CENTERS AND DATA CENTER ACCESSORY USES

The following requirements shall be met for the development of a Data Center or Data Center Accessory Use:

A. Area Regulations.

1. The lot area shall not be less than 20 contiguous acres.
2. The width of any lot shall not be less than 500 feet at the building setback line.

B. Required Yard Regulations.

1. Front Yard: 200 feet from the right-of-way line.
2. Side Yard: 200 feet.
3. Rear Yard: 200 feet.
4. A buffer yard of 100' shall be required between a data center use and any residential use, and/or between a data center and any residential zoning district or the Agricultural zoning district. No buildings, parking lots or access drives shall be constructed in the buffer yard. All other planting strips, screening and buffer yards shall meet the requirements of Section 521 of this Ordinance and the requirements of the Ephrata Township Subdivision and Land Development Ordinance. Screening exceptions contained in Sections 521.B.3 and 521.C.3 do not apply for data centers.
5. Accessory uses and structures, including Data Center Accessory Uses, shall be setback at least 100 feet from all property lines.

C. Height Regulations.

1. Maximum permitted height of any structures is 40 feet.
 - a. Building height shall be calculated from the lowest adjacent grade to the top edge of the roof and excludes any mechanical or accessory equipment, facades and/or parapets.

2. No Data Center Accessory Use, mechanical or any other accessory equipment mounted on any roof may exceed 10 feet in height from the top edge of the roof.

D. Screening Requirements.

1. Visual and audible screening shall be provided to all Data Center Accessory Uses, including, but not limited to, cooling system components including, fans, blowers, water or other liquid cooling pumps, and similar systems and components, power supply systems including, electrical sub-stations, transformers, fuel cells, generators, and similar systems and components. The requirements shall apply to both ground and roof-mounted Data Center Accessory Uses.
 - a. Visual screening shall be provided to a minimum height of 12 feet for ground mounted components and 10 feet for roof mounted components. Screening must be provided on all sides of all structures except when one side is facing and completely enclosed by the primary Data Center building.
 - b. Audible screening shall be provided to prohibit objectionable or nuisance sound levels at neighboring property lines in accordance with Table 1 in Section 662.E. Audible screening must be provided on all sides of all structures except when one side is facing and completely enclosed by the primary Data Center building.
2. When noise producing equipment is abutting a residential or agricultural district or use, such equipment shall be placed so that the Data Center is between the affected lot and the equipment.
3. If the Data Center has more than one lot line that abuts a residential or agricultural district or use, the sound producing equipment shall be placed on the side of the Data Center that does not abut the residential or agricultural district or use or the side that has greatest setback from the affected property line(s) with distance preference going to existing residential uses.

E. Lighting and Noise.

1. Lighting.
 - a. A photometric plan shall be provided showing all exterior lighting for the Data Center.

- b. Exterior lighting fixtures shall not be mounted higher than 25 feet on a standard or other freestanding support or the exterior of a structure from the lowest adjacent grade. The fixture shall be fully shielded or cutoff so as to direct light at a downward angle and towards the interior of the lot and not equal to or higher than the horizontal plane of the bulb, bulb enclosure, or light shielding.

2. Noise.

- a. Pre-Construction Noise Study: A Pre-Construction Noise Study of existing conditions at the time of the initial plan submittal shall be provided showing existing levels and anticipated levels. The study needs to use full-spectrum modeling and address low-frequency propagation.
- b. Post-Construction Noise Study: A Post Construction Noise Study of actual conditions showing sound levels at the time of full occupancy and operation along all property lines, at least 1 month but no more than 12 months after issuance of the Certificate of Occupancy. The study needs to use full-spectrum modeling and address low-frequency propagation.
- c. Sound levels shall not exceed the specified dBA and dBC levels provided in Table 1, measured at the property line.
 - i. For the purposes of this section: “Daytime” means sunrise to sunset and “Nighttime” means sunset to sunrise for the 24-hour period in question.
- d. The provisions of this Subsection 2 shall not apply in the event of:
 - i. Testing of auxiliary power systems, including generators, between the hours of 7:00 AM and 7:00 PM EST. Such systems may not exceed 80 dBA or dBC during use.
 - ii. Auxiliary power systems in use during an emergency or primary power system failure.

Table 1				
Maximum Sound Levels for Data Centers at Property Line				
Zoning District	Daytime Maximum dBA	Nighttime Maximum dBA	Daytime Maximum dBC	Nighttime Maximum dBC
Industrial (I)	70	65	80	65

- e. Noise Mitigation: If either the Pre or Post Construction Noise Study fails to meet any of the applicable maximum sound levels, noise mitigation measures are required to verify conformance with the limit. The owner and/or operator of the data center must submit to the Zoning Administrator an affidavit or certificate signed by a professional engineer stating whether noise mitigation measures are required by the noise study and, if so, identify the applicable mitigation measures. Mitigation measures must be shown on a Site Plan and said plans must be designed in compliance with all mitigation measures identified by the noise study. Each Site Plan must include a note stating whether there are noise mitigation measures identified by the noise study being implemented with the plan, and if so, such plans must identify and label the noise mitigation measures and reference the noise study. The costs of any required noise mitigation measures shall be included in the financial security required by the Ephrata Township Subdivision and Land Development Ordinance. The Zoning Administrator has the authority to interpret and enforce the Pre- and Post-Construction Study and any necessary noise mitigation measures.

F. Access and Security.

1. Primary access shall be from an arterial or collector street with emergency access provided from any adjacent street.
2. Any gated emergency access route or secondary access route shall be fitted with the “knox-box” type device dictated by the fire department.
3. All fencing, including security fencing, shall not exceed ten feet in height at the highest point of the fencing or any appendages, including but not limited to barbed wire.
4. Any non-riverine water source, including but not limited to ponds, lakes, marshes, swamps and similar areas, whether man-made or naturally occurring, shall be fully enclosed with a fence at least four feet in height. This includes all Stormwater Management facilities installed in accordance with the Ephrata Township Stormwater Management Ordinance.
5. Parking spaces shall be provided in accordance with the following and meet all other requirements of Section 508, Parking and Loading.
 - a. 1.5 spaces per on-site employee on the largest shift.

b. Off Street Loading Facilities.

- i. 1 space per 125,000 square feet of gross floor area with a minimum of two spaces.
 - ii. Off Street Loading Facilities, including loading docks and parking for vehicles of Class 6 or higher rating as defined by the Federal Highway Administration of the US Department of Transportation, shall be designed in accordance with Section 508.C, Off-Street Loading Requirements.
6. All access drives, including emergency access roads, shall be designed in accordance with the requirements of this Ordinance and the Ephrata Township Subdivision and Land Development Ordinance and shall have a minimum lane width of 24 feet, excluding any on street parking areas and shoulder. Cul-de-sacs shall have a minimum diameter of 80 feet.
7. A minimum of one fire lane intended for aerial apparatus access to roof structures shall be provided. The lane shall be:
- a. a minimum of 24 feet wide restricted to travel and not including any on street parking areas or shoulder;
 - b. clearly identified with ground markings and post-mounted signs prohibiting stopping or parking;
 - c. free from any overhead obstructions; and
 - d. able to access the area not less than 15 feet nor greater than 30 feet from the Data Center and be on the same side of the structure as the access road.

G. Environmental Requirements.

1. Water use.

A water feasibility study prepared by a qualified professional shall be provided with the land development application. The purpose of the study will determine if there is an adequate supply of water for the proposed data center and to estimate the impact of the data center on existing public system and/or wells in the vicinity. No data center shall be approved without sufficient water and/or for a use that poses adverse impact on existing wells in the vicinity. If the source is from a municipal system, the applicant

shall include documentation that the public authority will supply the water needed. A water feasibility study shall include the following minimum information:

- a. Calculations of the projected water needs.
 - i. Ground water withdraw rates and amounts shall be managed to balance natural recharge rates and amounts on a site specific basis to ensure that the potential of interference with adjacent properties is minimized.
- b. A geologic map of the area with a radius of at least one mile from the site.
- c. The location of all existing and proposed wells within 1,000 feet of the site , with a notation of the capacity of all high-yield wells .
- d. The location of all streams within 1,000 feet of the site and all known point sources of pollution.
- e. Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined based upon a one (1) in ten (10) year drought or a forty(40) percent below normal reduction in precipitation for recharge
- f. A determination of the effects of the proposed water supply system on the quantity of water in nearby wells, streams, and the groundwater table.
- g. Identification of how water will be recycled or released into surrounding water bodies.
- h. A statement of the qualification and the signatures(s) of the person(s) preparing the study.
 - i.. Proof of review and approval from the Susquehanna River Basin Commission (SRBC) for projects that have:
 - i. Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Susquehanna River Basin.
 - ii. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source.

2. Any cooling system use where water is taken directly from a riverine water source shall be designed and installed in accordance with all Federal and State regulatory and permitting requirements. The extraction and outflows components must be secured from access by fencing of at least six feet in height.
3. Public water and sewer shall be provided for all sanitary facilities.
4. Any emissions of exhaust, gases, noxious odor or similar shall adhere to applicable State and Federal emission standards.
5. A decommissioning plan shall be submitted as part of any Land Development submission and shall show how the site will be returned to a neutral state, being a condition that is easily adapted to similar uses, and the handling and removal of any Electronic Waste (also known as “E-Waste”) and/or any other hazardous material that may be present on the site.

Section 4. The Zoning Ordinance, Article V, Supplemental District Regulations, Section 512, Animals and Animal Shelters, Subsection B shall be amended to provide as follows (additions in underline, deletions in ~~strikethrough~~):

- B. It is permitted to maintain small domestic animals up to a total of twelve (12) provided the following conditions are met. For the purposes of this sub-section, small domestic animals shall include animals such as rabbits, guinea pigs, and chinchilla, and fowl such as chickens, turkeys, geese, ducks, and pigeons, but shall not include wild animals held in captivity.
 1. The area where small domestic animals are maintained shall be located no closer to the front lot line than the rear wall of the principal building.
 2. Maintaining small domestic animals shall be on a non-commercial basis and be strictly as an incidental use.
 3. The area around which small domestic animals are kept shall be enclosed by a fence designed for containment.
 4. ~~Such fence shall be at least fifty (50) feet from any lot line and not closer than one hundred (100) feet to the nearest dwelling other than that of the owner.~~
 4. The area used to house and/or contain the animals shall be located a minimum of ten (10) feet from a property line and not closer than fifty (50) feet from the nearest dwelling other than that of the owner.

5. The area around which small domestic animals are maintained shall be kept in a suitable grass cover and shall not be allowed to degrade to bare earth or an erodible condition.
6. The owner of the small domestic animals shall exercise suitable control over the animals and shall not allow a nuisance condition to be created in terms of excessive noise, dirt, or odor.
7. The keeping of chickens shall be for egg-laying purposes only. Roosters shall not be kept on any lot in a residential zoning district.

Section 5. All other ordinances, sections, parts and provisions of ordinances of the Township of Ephrata, except to the extent inconsistent herewith, shall remain in full force and effect as previously enacted and amended.

Section 6. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 7. This Ordinance shall take effect and be in force immediately after its enactment by the Board of Supervisors of the Township of Ephrata as provided by law.

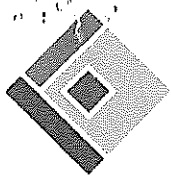
DULY ORDAINED and ENACTED this _____ day of _____ 20___, by the Board of Supervisors of Ephrata Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EPHRATA
Lancaster County, Pennsylvania

Attest _____
(Assistant) Secretary

By: _____
(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]



LANCASTER COUNTY
PLANNING
Lancaster, Pennsylvania

Community Plan, Map, and/or Ordinance Review

Community Plan, Map, and/or Ordinance Name

Ephrata Township Zoning Ordinance Amendment

CPO

27-129

Review Type

Zoning Ordinance Text Amendment

Gross Acreage (if applicable)

0.00

Proposal

Ephrata Township proposes to amend its Zoning Ordinance to provide regulations for data centers and data center accessory uses, and to revise existing regulations for animals and animal shelters.

The Township proposes to permit data centers and data center accessory uses by Special Exception in the Industrial (I) Zone.

New Terms & Definitions:

- Adding a new definition for "Data Center" as follows: "A building or buildings used for the housing, operation, and/or co-location of computer and communication equipment for the purpose of storage, management, processing, and/or transmission of digital information/electronic data necessary for the operation of one or more business, commercial, or governmental entities"; and
- Adding new terms and definitions for "Data Center Accessory Use", "Acoustical Barrier", "Screening - Audible", and "Screening - Visual."

Area and Yard Regulations:

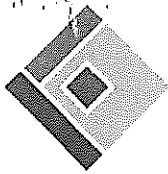
- Requiring a 20-contiguous-acre minimum lot area and a 500' minimum lot width at the building setback line;
- Requiring 200' front, side, and rear yards;
- Requiring a buffer yard of 100' between a data center use and any residential use, any Residential zoning district, and any Agricultural zoning district; and
- Requiring accessory uses and structures, including data center accessory uses, to be at least 100' from all property lines.

Height Regulations:

- Limiting all data center-associated structures to 40' in height, excluding any mechanical or accessory equipment, facades, and/or parapets; and
- Limiting all roof mounted mechanical or accessory equipment to 10' in height from the top edge of the roof.

Screening and Placement Regulations:

- Requiring all data center accessory uses to have visual screening of at least 12' in height for ground mounted components and at least 10' in height for roof mounted operations, on all sides of the structure except when one side is facing and completely enclosed by the primary data center building;
- Requiring all data center accessory uses to have audible screening that prohibits objectionable or nuisance sound levels at neighboring property lines on all sides of the structure except when one side is facing and completely enclosed by the primary data center building;
- Requiring a data center to be placed on a lot such that the structure is between any noise producing equipment and an adjoining lot containing a Residential or Agricultural district or use; and
- In cases where a data center has more than one lot line that abuts a Residential or Agricultural district or use, requiring that noise producing equipment be placed on the side of the data center that does not abut a Residential or Agricultural district or use, or on the side with the greatest setback from an existing residential use.



Community Plan, Map, and/or Ordinance Review

Lighting and Noise Regulations:

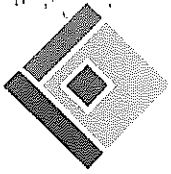
- Requiring data center plan submissions to have a Photometric Plan showing all exterior lighting;
- Limiting exterior lighting to a maximum height of 25' on a standard or other freestanding support, or on the exterior of a structure to 25' from the lowest adjacent grade;
- Requiring exterior lighting to be fully shielded and angled downward, toward the interior of the lot;
- Requiring a Pre-Construction Noise Study of existing and anticipated noise levels, using full-spectrum modeling and addressing low-frequency propagation, to be submitted with initial plan submittal;
- Requiring a Post-Construction Noise Study of actual sound levels at the time of operation along all property lines for at least one month, and up to 12 months, using full-spectrum modeling and addressing low-frequency propagation, after issuance of the Certificate of Occupancy;
- Limiting sound levels at the property line to 70 dBA and 80 dBC during the day, and 65 dBA and 65 dBC during the night, excluding during auxiliary power systems testing between the hours of 7:00am and 7:00pm EST, not exceeding 80 dBA or dBC, and during an emergency or primary power system failure;
- Requiring noise mitigation measures that verify conformance to required sound level limits if either the Pre- or Post-Construction Study does not meet the applicable maximum sound level; and
- Requiring the landowner to submit to the Zoning Administrator an affidavit or certificate signed by a professional engineer stating whether noise mitigation measures are required by the Noise Study, and to identify the applicable noise mitigation measures on a Site Plan.

Access and Security:

- Restricting primary access to data centers via an arterial or collector street with secondary egress and emergency access provided by any adjacent street;
- Requiring access to be secured by a Knox Box-type device recognized by the applicable Fire Department;
- Limiting all fencing to 10' in height at the highest point of the fencing or any appendages, including but not limited to barbed wire;
- Requiring all non-riverine water sources, whether man-made or naturally occurring, including all stormwater management facilities, to be fully enclosed by a fence at least four feet in height; and
- Establishing parking, off-street loading, fire lane, and emergency access regulations.

Environmental Regulations:

- Requiring a Water Feasibility Study prepared by a qualified professional to be submitted with the Land Development Plan application to determine whether there is an adequate supply of water for the proposed data center, and to estimate the impact of the data center on existing public systems and/or wells in the vicinity;
- Clarifying that a data center will not be approved without sufficient water access and/or for a use that poses adverse impacts on existing wells in the vicinity;
- If the water source is from a municipal system, requiring the applicant to provide documentation from the public authority proposed to be used for the data center that the authority will supply the water needed to operate the data center;
- Requiring the Water Feasibility Study to include the following information at a minimum:
 1. Projected water needs calculations;
 2. A geologic map of the area with a radius of at least one mile from the site;
 3. The location of all existing and proposed wells within 1,000' of the site, noting the capacity of all high-yield wells;
 4. The location of all streams within 1,000' of the site and all known point sources of pollution;
 5. The long-term safe yield based on the geologic formation(s) of the underlying site;
 6. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table;
 7. Identification of how water will be recycled or released into surrounding water bodies
 8. A statement of qualification and the signature(s) of the person(s) preparing the study;
 9. Proof of review and approval from the Susquehanna River Basin Commission (SRBC) for projects that have: a)



Community Plan, Map, and/or Ordinance Review

Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Susquehanna River Basin; and b) Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source;

- Requiring cooling system uses involving water taken directly from a riverine water source to be designed and installed in accordance with all federal and state regulatory and permitting requirements, and that extraction and outflow components be secured from access by fencing of at least six feet in height;
- Requiring public water and sewer to be provided for all sanitary facilities;
- Requiring emissions of exhaust, gases, and noxious odors (or similar) to adhere to applicable federal and state emission standards; and
- Requiring a Decommissioning Plan to be submitted as part of any Land Development Plan submission showing how the site will be returned to a neutral state that can be easily redeveloped for similar uses, and describing the handling and removing of any electronic waste ("e-waste") and/or any hazardous material that may be present on site.

Additionally, Ephrata Township proposes to amend their Zoning Ordinance to require areas where domestic animals are housed to be located a minimum of 10' from a property line and a minimum of 50' from the nearest neighboring dwelling. The existing ordinance requires a minimum of 50' from a property line and 100' from the nearest dwelling. The proposal restricts the keeping of chickens for egg-laying purposes only, and it prohibits keeping roosters on any lot in a Residential zoning district, or any lot under five acres in the Agricultural district.

Date of Completed Application Receipt

2025-11-18

Date of Review

2026-01-15

Project Location / Direction and Distance (if applicable)

Municipality/Municipalities

Ephrata Township

Existing Zoning District(s)

Parcel Account Number(s)

Proposed Zoning District(s)

Designated Growth Area

New Zoning District(s)

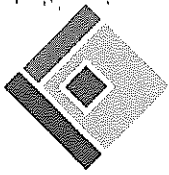
Applicant Name

Steven A. Sawyer

LCPD's Regional Liaison

Joella Neff

places2040 Character Sector



Community Plan, Map, and/or Ordinance Review

Comments Regarding Consistency with places2040

Connecting People, Place & Opportunity: Intentionally cultivate, retain, and expand industry Data center development brings a new type of technological industry to the County, contributing to its diversified economy, and attracting and retaining a skilled workforce that earns a competitive wage.

Growing Responsibly: Prioritize opportunities to redevelop built areas and fill in the gaps in urban areas As part of any data center Land Development Plan submission, a Decommissioning Plan is required to describe how a data center site will be returned to a neutral state for future redevelopment opportunities.

Thinking beyond Boundaries: Make planning and regulation more efficient, consistent, and regional Data centers that consume at least 20,000 gallons of water per day (gpd) and withdraw at least 100,000 gpd over a 30-day average from any water source are required to be reviewed and approved by the Susquehanna River Basin Commission (SRBC). Additionally, associated exhaust, gases, noxious odors, or similar emissions are required to adhere to state and federal emission standards.

Catalytic Tools and Strategies Simplify Zoning - The proposed amendment aligns with the Lancaster County Planning Department's Simplified Zoning tool — specifically its impact-based approach to zoning. Considering the range of potential impacts data centers may have on the community and the overall region, the proposed requirement that data centers be considered via Special Exception is consistent with the Simplified Zoning tool's objective to "leave land uses with greater, less desirable impacts for the lengthier and more complex Conditional Use/Special Exception process."

Catalytic Tools and Strategies Invest in Sufficient Infrastructure and Public Services - The proposed amendment requires data center applicants to submit Water Feasibility Studies, ensuring an adequate water supply to operate proposed data centers without impacting existing water systems and wells.

Creating Great Places: Design communities that put people first By prohibiting roosters in residential areas, but allowing hens, this proposed amendment makes provisions for residents who wish to raise hens for eggs, while protecting neighbors from the noise nuisance impacts of roosters.

Creating Great Places: Design communities that put people first The proposed noise regulations for data centers, including the required Pre-Construction and Post-Construction Noise Studies, aim to protect the community by ensuring that data centers comply with established noise limitations. They also require the implementation of noise mitigation measures, should data centers be non-compliant. The proposed regulations also require data center accessory uses to have both audible and visual screening.

Comments Regarding Consistency with Regional and Municipal Plans

The proposed Zoning Ordinance Amendment is generally consistent with the Ephrata Township Comprehensive Plan (2009). The Environmental Requirements for proposed data centers included in this amendment are consistent with the Comprehensive Plan goal of development in harmony with existing natural resources. If implemented, LCPD staff review comments will further ensure achievement of this stated goal.

Recommendations

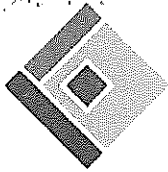
Approval with Comment(s)

Summary Comments

Staff offers the following comments to further strengthen the ordinance pertaining to data centers and to protect residents and the environment from unintended consequences of this use.

Noise & Vibration

- Consider increasing setbacks for noise-producing accessory uses from the proposed 100' to at least 200' from all property boundaries; and



Community Plan, Map, and/or Ordinance Review

- and accessory structures are to be disassembled and deconstructed;
- Procedures for the safe removal, recycling, and disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products, which will apply in cases when the data center is updated or decommissioned, pursuant to federal, state, and local standards for removal and disposal;
 - In cases of disassembly or deconstruction, procedures for the safe removal, recycling, and disposal of any non-utility-owned components, including foundations, footers, poles, wires, and conduits, as well as all fencing, exterior lighting, and solar energy equipment;
 - Identification of the party responsible for carrying out the Decommissioning Plan;
 - Cash escrow security, performance bond, surety bond, or other form of financial assurance, based on a decommissioning financial estimate;
 - A fully executed Decommissioning Agreement between the Township of Ephrata and the party responsible for implementing the Decommissioning Agreement.

Emergency Planning

SLDO: Sections 403 & 612

Consider requiring an Emergency Management Plan to be reviewed and accepted by the local fire department and emergency management services as part of the Special Exception and/or Land Development process. Such plan should include the following components:

- Detailed procedures for fire suppression, containment, ventilation, and evacuation;
- Evaluation of access roads and hydrant locations to ensure suitable access for emergency equipment within the site;
- Provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center;
- Provisions to ensure that all first responders will receive adequate training specific to the installed system; and
- Demonstration of compliance with the National Fire Protection Associate (NFPA) for any proposed battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether for use on-site or off-site.

This review was completed with assistance from Aim Terranova, Planner, and Christine Le, Sr. Planner.

Articles III, IV, V, and VI of the Pennsylvania Municipalities Planning Code establish standards and procedures for the review of Comprehensive Plans, Official Maps, Ordinance Amendments, and other documents. The Lancaster County Planning Department offers these recommendations and advisory comments which are for municipal consideration.

This document is the Lancaster County Planning Department's draft of a review scheduled for potential discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

Due to the minor nature of this **Zoning Ordinance Text Amendment**, its review has been delegated to the Lancaster County Planning Department (LCPD) staff. LCPD has reviewed this **proposed zoning ordinance text amendment** and recommends **approval**.



We answer to you.

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

Engineers

Environmental
Consultants

Surveyors

Landscape
Architects

Safety
Consultants

April 30, 2026

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

RE: Mark & Lorraine Martin (1601 Lincoln Road)
Financial Security – Reduction No. 1
RETTEW Project No. 0111403580

Dear Mr. Sawyer:

In accordance with your request, we have performed a site inspection and reviewed the documentation provided for Financial Security Reduction No. 1 for the Mark and Lorraine Martin site work. The developer is requesting a reduction of the financial security.

Our records indicate that the financial security status for this project is as follows:

Original Amount	\$ 49,340.00
Previous Reductions	\$ 0.00
Outstanding Balance (prior to this requested reduction)	<u>\$ 49,340.00</u>

The above amount does not include any increase that may have automatically occurred on the anniversary date of the financial security.

Based on our site visit on April 28, 2026, we have the following comments:

1. An as-built plan meeting the requirements of Section 311 of the Ephrata Township Stormwater Management Ordinance along with routings that compare the as-built outflows to the design outflows (**or certification from the design engineer that the project was constructed in accordance with the approved plan**) needs to be provided prior to the final release of the financial security.
2. Post Construction infiltration testing needs to be provided in accordance with the approved plan.
3. Site stabilization and a uniform grass cover need to be achieved in accordance with the approved plan.

Based on our site visit and a review of the documentation, we recommend that the financial security for this development be reduced by **\$14,096.54**, which will leave a new outstanding financial security balance of **\$35,243.46**. This amount is adequate to cover the costs of the remaining work listed above. The Municipalities Planning Code (MPC), Section 509 (j) as amended, states that the Township may require the retention of one hundred ten percent of the estimated cost of the remaining improvements prior to final release of the financial security.

Page 2 of 2
Ephrata Township
April 30, 2026
RETTEW Project No. 0111406471

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

Enclosure

copy: Steven A. Sawyer, Ephrata Township (ssawyer@ephratatownship.org)
Kevin Varner, PE, Diehm & Sons (Kvarner@Diehmandsons.com)

Z:\Shared\Projects\01114\0111403580 - Martin Land Development Plan\MUN\Ltr_SSawyer_FSR_Rev1_2026-04-30.docx

Martin Land Development
 RETTEW No. 0111403580

Improvements Financial Security - Reduction Request No. 1
 April 30, 2026

ITEM	UNIT	QUANTITY	UNIT COST	IMPROVEMENTS	FINANCIAL SECURITY REDUCTION #1		
					PERCENT COMPLETED	PERCENT REMAINING *	REMAINING FINANCIAL SECURITY
STORMWATER MANAGEMENT							
26"x26" CATCH BASIN	EA	2	\$ 750.00	\$ 1,500.00	50%	50%	\$ 750.00
FLEXSTORM INLET FILTER	EA	2	\$ 500.00	\$ 1,000.00	50%	50%	\$ 500.00
4" PVC	LF	168	\$ 10.00	\$ 1,680.00	50%	50%	\$ 840.00
6" PVC	LF	220	\$ 15.00	\$ 3,300.00	50%	50%	\$ 1,650.00
8" PVC	LF	87	\$ 19.00	\$ 1,653.00	50%	50%	\$ 826.50
CLEANOUT, 4" PVC	EA	12	\$ 100.00	\$ 1,200.00	50%	50%	\$ 600.00
CLAY TRENCH PLUG	LF	3	\$ 100.00	\$ 300.00	0%	100%	\$ 300.00
STRIP AND STOCKPILE TOPSOIL	CY	115	\$ 3.50	\$ 402.50	90%	10%	\$ 40.25
BULK EARTHMOVING FOR INFILTRATION FACILITIES	CY	519	\$ 4.00	\$ 2,076.00	0%	100%	\$ 2,076.00
STONE FOR INFILTRATION FACILITIES	CY	519	\$ 17.00	\$ 8,823.00	0%	100%	\$ 8,823.00
GEOTEXTILE FOR INFILTRATION FACILITIES	SY	814	\$ 1.50	\$ 1,221.00	0%	100%	\$ 1,221.00
8" PERF. SLCPP	LF	382	\$ 19.00	\$ 7,258.00	0%	100%	\$ 7,258.00
OBSERVATION PORT/CLEANOUT, 8" PERF. SLCPP	EA	9	\$ 100.00	\$ 900.00	0%	100%	\$ 900.00
REPLACE TOPSOIL	CY	115	\$ 3.50	\$ 402.50	90%	10%	\$ 40.25
CONSTRUCTED FILTER BERM	LF	6	\$ 4.00	\$ 24.00	90%	10%	\$ 2.40
SWALES	LF	324	\$ 2.50	\$ 810.00	50%	50%	\$ 405.00
EROSION & SEDIMENTATION CONTROL							
12" COMPOST SOCK	LF	581	\$ 5.00	\$ 2,905.00	50%	50%	\$ 1,452.50
STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$ 1,200.00	\$ 1,200.00	90%	10%	\$ 120.00
INLET PROTECTION	EA	2	\$ 150.00	\$ 300.00	50%	50%	\$ 150.00
CONCRETE WASHOUT STATION	EA	1	\$ 300.00	\$ 300.00	90%	10%	\$ 30.00
MATTING	SY	460	\$ 3.00	\$ 1,380.00	50%	50%	\$ 690.00
SEEDING	SY	8,380	\$ 0.60	\$ 5,028.00	50%	50%	\$ 2,514.00
Construction Subtotal				\$ 43,663.00			\$ 31,188.90
Construction Contingency (10%)				\$ 4,366.30			\$ 3,118.89
As-Built Plan (3%)				\$ 1,309.89			\$ 935.67
Construction Observation (3%)				\$ 1,309.89			\$ 935.67
Total Construction Cost				\$ 49,340.00			\$ 35,243.46
TOTAL FINANCIAL SECURITY				\$ 49,340.00		REMAINING FINANCIAL SECURITY	\$ 35,243.46

Notes:

- * 10 percent is withheld on completed items until As-Built Plan is submitted and approved.
- ** No release for infiltration facilities until post-construction infiltration testing is reviewed and approved.

Recommended Reduction: \$14,096.54

Steve Sawyer

From: Laura Summerson [mailto:laurea@scout.org] >
Sent: Friday, April 24, 2026 9:01 AM
To: Steve Sawyer
Subject: Troop 71308 Girl Scout Silver Award Project
Attachments: Letter for Project Location.pdf

Hello,

I am sending this letter on behalf of two Girl Scouts in my troop. Please let us know if you need anything else from them for consideration.

Thanks
Laura Summerson

23 April 2026

Steven Sawyer,

As Cadette Girl Scouts, we are interested in earning our Silver Award. The Silver Award is a high honor award for older girls that consists of finding a problem and finding a solution to that problem. The problem can be from a girl's own personal life or within the world around them. For us, we decided the problem we would like to address is mental health in young adults. We decided the method to address this problem is through a fun, artistic manner.

We are reaching out to you to ask permission to use the space at Ephrata Community Park for this activity. We want to create what we call a Kindness Garden. It will consist of different painted rocks with positive messages for people to see or to take along with them.

We have acquired rocks through a donation. We will recruit our Girl Scout Troop to paint these rocks. The rocks will be sealed to protect them from the weather. We will also build a sign explaining the project and that people can add rocks with positive messages if they want. Our project has already been approved as a Silver Award project by GSHPA. We just need to find a location for our project.

We hope that the township will be willing to partner with us on this project.

Warm regards,

Alison Johnson and Megan Keith

Girl Scout Troop 71308

Steve Sawyer

From: Laura Summerson <[REDACTED]>
Sent: Wednesday, April 29, 2026 10:46 AM
To: Steve Sawyer
Subject: Re: Troop 71308 Girl Scout Silver Award Project

Hello,

I consulted with the girls in charge of this project.

They intend to have this rock garden in place through this summer only. They would like to place the garden around the base on the first post of the walking path. The photo below shows the spot where they are proposing. They currently have a good amount of rocks painted but aim for about 100 small rocks. They would like to have a small sign possibly attached to the base on the post explaining the project. Both girls intend to share the responsibility to weed this area every 1 to 2 weeks. They are open to changes but this is what they came up with.

Please let us know if there are any other questions.



On Fri, Apr 24, 2026 at 9:46 AM Steve Sawyer <SSawyer@ephratatownship.org> wrote:

Laura,

I will speak with the Supervisors about your request. Do you have a specific location at the park? What is the size of the rock garden? Who would maintain (weeds etc.) the rock garden? How long would the rock garden be there? What is the size and material of the proposed sign?

Steve

Steven A. Sawyer, Township Manager

Ephrata Township

265 Akron Road

Ephrata, PA 17522

Email: ssawyer@ephratatownship.org

Phone: 717-733-1044

From: Laura Summerson <lsummerson@ephratatownship.org>
Sent: Friday, April 24, 2026 9:01 AM
To: Steve Sawyer <ssawyer@ephratatownship.org>
Subject: Troop 71308 Girl Scout Silver Award Project

Hello,

I am sending this letter on behalf of two Girl Scouts in my troop. Please let us know if you need anything else from them for consideration.

Thanks
Laura Summerson