EPHRATA TOWNSHIP SUPERVISORS MEETING

April 7, 2026

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

Present were	Supervisors:	Tony Haws
		Ty Zerbe
		Joe Strosser
	Manager:	Steve Sawyer
	Admin. Assist.:	Jennifer Carvell
	Bookkeeper:	Valerie Roark
	Engineer:	Melissa Kelly
	Solicitor:	Tony Schimaneck

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

PUBLIC COMMENTS NON-AGENDA ITEMS

A motion to close the public comment period was made by Ty Zerbe. 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 March 17, 2026 Supervisors' Minutes and to approve them as they have been presented. The motion was seconded by Ty Zerbe and carried unanimously.

WALMART REVISED LAND DEVELOPMENT – MICHAEL MYERS, DEWBERRY ENGINEERING, INC.

Michael Myers of Dewberry Engineering was present on behalf of Walmart to present the Revised Final Land Development Plan. Walmart is proposing a 9,192 square foot addition to be used for storage and staging for their online pickup and delivery services. The area of the proposed addition and parking are already impervious and the number of parking spaces exceeds the ETZO parking requirements. The Board of Supervisors were provided with a Rettew Associates Review Letter dated April 3, 2026 for their review prior to the meeting. Mr. Myers stated that all of the items in the Rettew Associates Letter are being addressed. The emergency services have been contacted. The Ephrata Police Department responded that they did not have any issues with the proposed project. The fire company has not yet responded. In addition, the Lancaster County Conservation District has not responded to the minor land disturbance notification. There is one waiver request.

A motion was made by Ty Zerbe to approve the Waiver Request to Section 403.D.22 – Landscape Plan based upon the justification provided. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to approve the revised Final Land Development Plan for Walmart conditional upon Rettew Associates Review Letter dated April 3, 2026 and the responses required from the Local Fire Company and Lancaster County Conservation District. The motion was seconded by Ty Zerbe and carried unanimously.

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT – DATA CENTER & ANIMAL REGULATIONS

Manager Sawyer told the Board of Supervisors that an error in the public notice for the Public Hearing for the Zoning Ordinance Amendment was discovered. The date of the Hearing was advertised as Monday, April 7, 2026 instead of Tuesday, April 7, 2026. Staff recommended the Board of Supervisors table the Public Hearing and authorize staff to readvertise for the May 5, 2026 Supervisors Meeting. There were a few Ephrata Township residents in attendance. Joe Strosser suggested allowing public comment from those in attendance. The residents questioned the proposed animal regulations prohibiting roosters in Residential Zoning Districts and how the regulation would be enforced. There were no comments regarding the proposed data center ordinance section of the amendment at this time.

A motion was made by Ty Zerbe to table action on the Zoning Ordinance Amendment for Data Center and Animal Regulations and to authorize staff to readvertise the Amended Public Notice for the May 5, 2026 Supervisors Meeting. The motion was seconded by Joe Strosser and carried unanimously.

SHARI LENTZ, RIDGE AVENUE RESIDENT – COMMENTS CONCERNING THE PROPOSED MAINSTPRING OF EPHRATA PROJECT ON THE EPHRATA MOUNTAIN

Manager Sawyer stated that the Township received an email from a Township resident regarding concerns about the proposed Mainspring of Ephrata project for hiking and biking trails on land owned by Ephrata Borough on the Ephrata mountain. Shari Lentz resides on Ridge Avenue and she was present to share some concerns that she and some of her neighbors have in-regards to the project. Shari stated that she has attended meetings and attempted to address the Borough regarding these concerns such as possible storm water issues, quality of life for the wildlife living in this area, and security issues. Mainspring and the Borough have not addressed her questions and concerns to date. Shari requested that the Township be involved in future meetings concerning the project. Manager Sawyer stated that that the Township has not received formal information on the proposed project and it was his understanding that Mainspring or the Borough had applied for a grant for a feasibility study for the project.

STAFF REPORTS

Manager Steve Sawyer

- **2026 Roadwork Bids.** Manager Sawyer provided the Board with a copy of the bid tabulation for the 2026 road bids. The bids include an In-Place Paving project for Middle Creek Road, Old Meadow Valley Road, and Spring Glen Drive and material bids for blacktop and stone. Manager Sawyer recommended approving the lowest bidder for each bid with the exception of the FOB stone bids that Pennsy Supply was the lowest bidder due to the location of their quarry which is

located in East Petersburg. Additional costs were provided for the equipment and labor to pick up stone from the Pennsy Supply quarry as justification for not awarding the bid to them.

A motion was made by Ty Zerbe to award the Bid for the In-Place Paving Project for Middle Creek Road, Old Meadow Valley Road, and Spring Glen Drive to New Enterprise, Inc. in the amount of $179,445.88. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to award the Parking Lot Paving Project to Pennsy Supply, Inc. in the amount of $58,091.71. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to award the 250 Ton of 25 MM, 200 Tons of 19 MM, 250 Tons of 9.5 MM (FOB) Superpave materials to New Enterprise, Inc. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to award the 2A Stone Bids (FOB) to Allan Myers, Inc. in the amount of $11,700.00. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to award the ASSHTO #1 Stone (FOB) to New Enterprise due to the distance of the quarry and the justification provided by staff. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to award the ASSHTO #3 Stone (FOB) to New Enterprise due to the distance of the quarry and the justification provided by staff. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Ty Zerbe to award the R4 Rip Rap (FOB) stone to New Enterprise, Inc. as recommended by staff. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to award the bid for ASSHTO #9 Anti-Skid Delivered to Ephrata Township to Allan Myers as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to award the bid for ASSHTO #57 Stone (FOB) bid to New Enterprise as recommended by staff. The motion was seconded by Joe Strosser and carried unanimously.

- **Weber Tract Subdivision – Time Extension.** The Township received a letter from TJ Acosta of Lancaster Civil Engineering Company, dated March 19, 2026, granting a 90-day time extension to act on the Revised Final Subdivsion Plan for

Jeffrey and Stephanie Weber. The new expiration date to act on the plan will be July 23, 2026.

A motion was made by Ty Zerbe to approve the 90-day time extension granted by Jeffrey and Stephanie Weber for the Township to act on the Revised Final Subdivision Plan for 315 Summit Drive. The new expiration date will now be July 23, 2026. The motion was seconded by Joe Strosser and carried unanimously.

- **Get Outdoors Lancaster Program – Request to Use Community Park.** The Township received an email from Sandy Gladfelter, Lead Coordinator Community Health & Wellness for Wellspan, requesting to utilize the Ephrata Township Community Park for the Get Outdoors (GO) program for the summer of 2026. Wellspan Health partners with the library systems across the region to offer a free program designed for children and their families. This summer reading program encourages children and adults to explore the outdoors. The Township is requesting permission to place one post banded to a tree in the Ephrata Community Park. Tony Haws stated that this has been a successful program in the past and a benefit to the community.

  A motion was made by Ty Zerbe to approve the request to allow the Ephrata Township Community Park to be used as part of the 2026 Get Outdoors Program as presented. The motion was seconded by Joe Strosser and carried unanimously.

Solicitor – Tony Schimaneck stated that he did not have anything to add to the meeting.

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

Caring Acres – Land Development Plan
Walmart – Revised Land Development Plan
227 E. Fulton Street – Land Development Plan
532 Ridge Avenue Rear – Financial Security
Keystone Mills – Financial Security
Mohler Church Bridge Public Plans

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

Joe Strosser stated that he received the 2026 PSATS Resolution information for the upcoming convention and the April PSATS magazine. In addition, the 2026 Spring Moving Forward information from PennDOT was sent to the Township for review.

A motion was made by Joe Strosser to adjourn the meeting at 7:50 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

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Anthony K. Haws

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J. Tyler Zerbe

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Joseph E. Strosser