

## EPHRATA TOWNSHIP SUPERVISORS MEETING

**December 2, 2025**

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:	Clark Stauffer
	Tony Haws
	Ty Zerbe
Manager:	Steve Sawyer
Bookkeeper:	Valerie Roark

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

### PUBLIC COMMENTS NON-AGENDA ITEMS

There was no one in attendance to provide public comment on an item that was not on the agenda.

A motion to close the public comment period was made by Ty Zerbe. The motion was seconded by Tony Haws and carried unanimously.

### APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the November 18, 2025 Supervisors' Minutes and to approve them as they have been presented. The motion was seconded by Ty Zerbe and carried unanimously.

### 1126 STEINMETZ ROAD MOBILE HOME PARK EXPANSION – BEN CRADDOCK, LANCASTER CIVIL ENGINEERING COMPANY

Benjamin Craddock of Lancaster Civil Engineering Company was present along with Glenn and Loree Martin of Martin's Property Management. They attended a prior Supervisors meeting on August 19, 2025 to receive feedback from the Board on a proposed expansion of the Mobile Home Park that they own at 1126 Steinmetz Road. This property is in both Ephrata Township and Ephrata Borough. After receiving feedback from both the Township and the Borough, Ben presented changes that were made to their proposed expansion to comply with Township separation requirements by reducing the number of additional units from six (6) to four (4). They also improved the parking spaces by making them larger. Mr. Craddock stated that there is an issue with the setback from the property line that is required by the Subdivision and Land Development Ordinance and the Mobile Home Park Ordinance. After discussion, the Board informed Mr. Craddock that since the majority of the park is located in Ephrata Borough, they would consider a waiver as long as the proposed new homes comply with the Borough setback requirements. Mr. Craddock will contact the Borough to verify their

setback requirement. The Board also instructed the Martins to meet with the adjoining property owner, Jonas Reiff, to verify that he does not oppose the proposed project. Mr. Craddock stated that the next step would be to submit an application to the Zoning Hearing Board to expand the park. If the ZHB approves the project, a land development plan would then be prepared and submitted to the Township for review.

#### STAFF REPORTS

##### Manager Steve Sawyer

- **2026 Ephrata Township Budget.** Manager Sawyer stated that staff prepared a draft of the 2026 Budget and a budget work session was held at the October 21, 2025 Board of Supervisors meeting. The Board approved the preliminary budget at this meeting and authorized Manager Sawyer to advertise that the preliminary budget was available for review by the public. The proposed budget does not include a real estate tax increase. The rate is currently 1.37 mills.

A motion was made by Ty Zerbe to approve the 2026 Ephrata Township General Fund Final Budget and the 2026 Liquid Fuels Budget as presented and recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

- **StayAPT Hotel – Time Extension to Act on the Plan.** The Township received a letter from Craig Smith of RGS Associates on behalf of Destiny Partners, LLC dated November 20, 2025 granting a 90-day time extension for the Township to act on the StayAPT Hotel Preliminary/Final Subdivision and Land Development Plan. They are currently working on addressing the comments contained in the first review letter by Rettew Associates. The new deadline would be February 17, 2026.

A motion was made by Tony Haws to accept the time extension granted by Destiny Partners, LLC for the Township to act on the Land Development Plan. The new deadline will be February 17, 2026. The motion was seconded by Ty Zerbe and carried unanimously.

##### Solicitor – Tony Schimaneck

Solicitor Schimaneck was not in attendance.

**Township Engineer Jim Caldwell** was not in attendance.

#### 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 Tony Haws and carried unanimously.

#### CORRESPONDENCE

There was no additional information to add to the meeting.

*December 2, 2025 Supervisors' Meeting minutes continued*

A motion was made by Tony Haws to adjourn the meeting at 7:31 P.M. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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J. Tyler Zerbe

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Anthony Haws