

EPHRATA TOWNSHIP SUPERVISORS' MEETING

January 20, 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
	Joseph Strosser
Twp. Manager:	Steve Sawyer
Admin Assist:	Jennifer Carvell
Bookkeeper:	Valerie Roark
Engineer:	Jim Caldwell/Melissa Kelly
Police:	Lt. Randolph

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

PUBLIC COMMENTS NON-AGENDA ITEMS

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

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

APPROVAL OF MINUTES

A correction to the January 5, 2026 minutes was reported under the Staff Report for Caring Acres. The date of the Diehm and Sons letter granting a time extension should be corrected to December 19, 2025. A motion was made by Joe Strosser to dispense with the reading of the January 5, 2026 Supervisors' minutes and to approve them as they have been corrected. The motion was seconded by Ty Zerbe and carried unanimously.

KEVIN SEIBERT – DISCUSS PROPOSED ETZO AMENDMENT ANIMAL REGULATIONS

Kevin Seibert was present to discuss the proposed Ephrata Township Zoning Amendment for Animal Regulations. Manager Sawyer stated that the proposed amendment is primarily related to the keeping of chickens. The Township has had nuisance complaints from residents regarding chickens, mostly relating to roosters, therefore the draft Amendment would prohibit roosters in a Residential Zoning District and on properties with less than five (5) acres in the Agricultural Zoning District. Kevin Seibert understood the disturbance that roosters may cause in a residential area but requested that the Board of Supervisors consider changing the draft ordinance to allow roosters in the Agricultural Zoning area regardless of the size of the property.

Kevin Seibert suggested adding a notation to deeds for new owners in the area to help with possible nuisance complaints in the future. Manager Sawyer stated that the Township does require an agricultural impact warning notice on newly recorded Subdivision Plans that are in close proximity of the Agricultural Zoning District. After discussion, Manager Sawyer recommended that the Board consider amending the draft to only prohibit roosters in the Residential Zoning Districts.

A motion was made by Ty Zerbe to approve the modification to the proposed Ephrata Township Zoning Amendment Animal Regulations as recommended by staff. 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 December totaling 408 incidents. There were 19 arrests and 19 traffic citations. In addition, the Supervisors were provided with reports from December of 2024 for comparisons. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- **Jeff Burkholder Plan – DEP Planning Module Exemption.**

The Township received a DEP Planning Module Exemption for the Jeff Burkholder Land Development Plan. Manager Sawyer stated that connecting to public sewer is being proposed as part of the project and that the Township needs to approve the DEP Planning Module Exemption prior to the applicant submitting to DEP. Staff is recommending approval as presented.

A motion was made by Joe Strosser to approve the DEP Planning Module Exemption for the Jeff Burkholder project as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Weber Tract Subdivision – DEP Planning Module Exemption.** The

Township received a DEP Planning Module Exemption for the Weber Tract Subdivision on 315 Summit Drive. This plan is still in the review process, but the applicant is requesting approval from the Township ahead of acting on the plan for submittal to DEP. The Webers are proposing a subdivision to create one new single-family building lot. The new dwelling would be connected to the existing ETSA sewer main on Summit Drive. Staff is recommending approval of the DEP Planning Module Exemption as presented.

A motion was made by Ty Zerbe to approve the DEP Planning Module Exemption for the Weber Tract Subdivision as presented. The motion was seconded by Joe Strosser and carried unanimously.

- **Dale High – SEO Rates.** Manager Sawyer stated that the Board of Supervisors appointed Dale High as the Township's SEO for 2026 at the Organizational Meeting. A Memorandum was prepared on behalf of Dale High dated January 13, 2026 and was submitted to the Board of Supervisors for their review prior to the meeting. The Memorandum references the current rates for services performed and the requested rate increases for 2026. Staff researched current rates in surrounding local municipalities and the increased rates are still well below the SEO rates in other municipalities. Staff is recommending approval of the new fees schedule as presented.

A motion was made by Joe Strosser to approve the Fee Schedule for the SEO services performed by Dale High as presented and recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Concrete Walls Unlimited – Time Extension to Act On the Plan.** The Township received a letter from Burget & Associates, Inc. on behalf of Concrete Walls Unlimited dated January 13, 2026 granting the Township a time extension to act on the Land Development Plan. The applicant is in need of additional time to revise the plan. The new deadline to act on the plan will be May 19, 2026. Staff is recommending approval.

A motion was made by Ty Zerbe to accept the time extension to act on the Land Development Plan for Concrete Walls Unlimited. The new deadline to act on the plan will be May 19, 2026. The motion was seconded by Joe Strosser and carried unanimously.

- **StayAPT Hotel – Time Extension to Act On the Plan.** The Township received a letter from RGS Associates on behalf of Destiny Partners, LLC dated January 13, 2026 granting the Township a time extension to act on the plan. The applicant is in need of the time extension to address remaining comment items. The new deadline to act on the plan will be April 7, 2026. Staff is recommending approval.

A motion was made by Joe Strosser to accept the time extension to act on the Land Development Plan for StayAPT Hotel. The new deadline to act on the plan will be April 7, 2026. Staff is recommending approval.

- **Appoint 2026 Zoning Hearing Board Solicitor – (2025 Russel Krafft & Gruber, LLP).** Manager Sawyer stated that PSATS recommends approving a Solicitor for the Zoning Hearing Board each year. This item was not on the Organizational Meeting Agenda. The Township is currently using Julie Miller of Russel Krafft & Gruber, LLP.

A motion was made by Ty Zerbe to appoint Russel Kraft & Gruber, LLP as the Zoning Hearing Board Solicitor for 2026 as recommended by staff. The motion was seconded by Joe Strosser and carried unanimously.

- **Ephrata Youth Soccer – Spring Field Reservation Request.** The Township received a request from the Ephrata Youth Soccer Association to reserve the soccer field at the Ephrata Township Community Park from March 1st through June 21, 2026. This is the same request and use that has been permitted in the past. A Certificate of Insurance was also provided.

A motion was made by Joe Strosser to approve the field reservation request from Ephrata Youth Soccer Association to reserve the soccer field at the Ephrata Township Community Park as presented. The motion was seconded by Ty Zerbe and carried unanimously.

Township Engineer Jim Caldwell Melissa Kelly on behalf of Jim Caldwell reported that the following plans/projects are in the review process:

1126 Steinmetz Road
Fry Estate – Subdivision Plan
Jeff Burkholder – Land Development Plan
Weber Tract – Subdivision Plan
Mennonite Central Committee – As-Built Plan

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 the Supervisors received an invitation to the Lincoln Fire Company's Annual Awards Banquet which is scheduled for February 28, 2026. There was no additional information to add to the meeting.

January 20, 2026 Supervisors' Meeting minutes continued

A motion was made by Tony Haws to adjourn the meeting at 7:43 A.M. The motion was seconded by Joe Strosser and carried unanimously.

Anthony K. Haws

J. Tyler Zerbe

Joseph E. Strosser