

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**March 17, 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  
Engineer: Melissa Kelly  
Police: Lt. Matt Randolph

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

Tony Haws asked for a moment of silence in honor of John Weber who passed away recently. John was an Ephrata Township Supervisor for 30 years and served on the Planning Commission for 20 years before becoming a Supervisor. Manager Sawyer stated that John was an exceptional Supervisor who devoted fifty years to serving the residents of Ephrata Township. John was instrumental in the Township acquiring and developing the Ephrata Township Community Park.

### 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 March 3, 2026 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### 2025 AUDIT / FINANCIAL STATEMENTS – MEGAN THOMPSON, CHERRY BEKHAERT, LLC.

Megan Thompson of Cherry Bekhaert, LLC formerly Herbein + Company, Inc., presented a power point highlighting the 2025 Financial Statements and stated that the Township had an unmodified (clean) opinion and ended 2025 within 1% of the budgeted amount for the year. Megan stated that there were no findings and that she did not have any concerns to bring to the

Board of Supervisors' attention for 2026. The Board of Supervisors thanked Megan for her excellent presentation.

ZIMMERMAN'S BUTCHER SHOP – WAIVER OF LAND DEVELOPMENT PLAN  
PROCESSING WILMER ZIMMERMAN

The Township received a request for a Waiver of Land Development Plan Processing from Wilmer Zimmerman for a proposed cooler addition at his butcher shop located at 420 Royer Road. A Land Development Plan was approved in 2017 that addressed access to the site and storm water management. The site currently has refrigeration trailers which will be replaced with a 35' x 50' addition. The area for the additional is currently a concrete slab so there will be no additional impervious coverage. A Rettew Associates Review Letter dated March 9, 2026 was presented to the Board of Supervisors for their review prior to the meeting. Staff is recommending approval with two (2) conditions.

A motion was made by Joe Strosser to approve the Waiver of Land Development Plan for Zimmerman's Butcher Shop located at 420 Royer Road subject to the conditions in Rettew Associates Review letter dated March 9, 2026 as follows: any future increase in the intensity or expansion of the use or building will require approval by the Township; and all prior conditions of approval remain in full force and effect except as modified by this request. The motion was seconded by Ty Zerbe and carried unanimously.

CARING ACRES COMMUNITY – WATER AND SEWER EASEMENT – TOM MATTESON,  
DIEHM AND SONS

Tom Matteson of Diehm & Sons presented a letter and sketch requesting a utility easement through the Sycamore Acres Park for the proposed Caring Acres project. It was discussed that if approval was granted, that boring would be required due to the amount of limestone on the property. Staff also suggested offering a park and recreation donation in exchange for the utility easement.

A motion was made by Ty Zerbe to table a decision on the request for the Utility Easement until such time more information is provided. The motion was seconded by Joe Strosser and carried unanimously.

RANDY FOX, MH EBY – REQUEST FOR EXTENSION OF TIME TO STORE TRUCKS AT  
MARTIN'S GROCERY STORE PROPERTY

On October 7, 2025, the Board of Supervisors approved a request from MH Eby to temporarily use the Martin's Grocery Store property to store trucks. Randy Fox from MH Eby was present to formerly request a 6-month extension to continue the same operation. Over the 6-month period, the amount of trucks, will decrease until such time the lot is no longer needed. Manager Sawyer stated that the Township has not received any complaints to date.

A motion was made by Joe Strosser to approve the 6-month time extension to MH Eby to store trucks on the Martin's Grocery Store property. The motion was seconded by Ty Zerbe 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 January totaling 333 incidents. There were 11 arrests and 29 traffic citations. In addition, the Supervisors were provided with a report from January of 2025 for comparison. The monthly report will be kept on file in the office.

**Manager Steve Sawyer**

- **Ephrata Mennonite School – 5K Fundraiser Run.** Ephrata Township received an email dated March 2, 2026 from Charles Fox on behalf of Ephrata Mennonite School, requesting to use a portion of Township roadway for a 5K Fundraiser Run to be held on Saturday, May 9, 2026 at 8:00 am. There is expected to be 100 to 200 participants. The route will also include roads in East and West Cocalico Townships. Lt. Randolph will reach out to Ephrata Mennonite School regarding safety precautions and recommended that the Board “not object” to the event.

A motion was made by Joe Strosser not to object to the Ephrata Mennonite School 5K Fundraiser on Saturday, May 9, 2026 conditional upon following the recommended safety procedures from the Ephrata Police Department and subject to East and West Cocalico Township not objecting to the event. The motion was seconded by Ty Zerbe and carried unanimously.

- **Stay APT – Time Extension for the Township to act on the LD Plan.** A letter from Craig Smith of RGS Associates dated March 9, 2026 was received by the Township granting a time extension to act on the StayAPT Land Development Plan until June 2, 2026. The request is necessary to address the remaining Rettew Associates Review Letter comments.

A motion was made by Ty Zerbe to grant the time extension to StayAPT to act on the Land Development Plan until June 9, 2026. The motion was seconded by Joe Strosser and carried unanimously.

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

Caring Acres – Land Development Plan  
33 Ridge Avenue – Lot Add-On  
23 E. Fulton Street – Land Development Plan  
Walmart Expansion - LDP

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

PSATS Convention Registration information has been received. There was no additional information to add to the meeting.

A motion was made by Joe Strosser to adjourn the meeting at 8:08 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

---

Anthony K. Haws

---

J. Tyler Zerbe

---

Joseph E. Strosser