

## EPHRATA TOWNSHIP SUPERVISORS MEETING

May 6, 2025

The Ephrata Township Supervisors met on 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
Admin. Assist.:	Jennifer Carvell
Bookkeeper:	Valerie Roark
Solicitor:	Bob Sisko
Engineer:	Jim Caldwell

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

### PUBLIC COMMENTS NON-AGENDA ITEMS

Tracy Sonnemann of 139 E. Mohler Church Road was present at the meeting and stated that there is a speeding problem in her block of East Mohler Church Road. A bus stop is in front of her residence which has caused her to have many safety concerns because of the close calls. This section of Mohler Church Road is 35 miles an hour. There are some sections in the Borough that are posted 25 miles an hour. Ms. Sonnemann suggested speed enforcement and maybe lowering the speed limit. The Board of Supervisors thanked Ms. Sonnemann for bringing her concern to the attention of the Township and directed staff to notify the Ephrata Police Department of the complaint.

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 April 15, 2025 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### PUBLIC HEARING – ZIMMERMAN FAMILY – ZONING ORDINANCE AND MAP AMENDMENT – ATTORNEY DWIGHT YODER

Manager Sawyer stated that the Petition to amend the Zoning Text Ordinance and Zoning Map has been advertised, the property was posted, and notifications were sent to adjoining property owners as required. The Board was notified that the amendment could be adopted by the Board at the conclusion of the Hearing.

Chairman Stauffer opened the hearing for:

AN ORDINANCE OF THE TOWNSHIP OF EPHRATA, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND SECTION 303 OF ARTICLE III OF THE EPHRATA TOWNSHIP ZONING ORDINANCE OF 2020 TO ALLOW EXPANSION OF NON-CONFORMING BUSINESSES WITHIN THE URBAN GROWTH AREA; TO AMEND THE EPHRATA TOWNSHIP ZONING MAP BY CHANGING THE ZONING CLASSIFICATION FOR THE TRACT OF LAND IDENTIFIED AS TAX PARCEL NO. 270-42139-0-0000 LOCATED AT 17 WOODCREST DRIVE FROM THE AGRICULTURAL DISTRICT TO THE ZONING CLASSIFICATION ON A PORTION OF THE TRACT OF LAND IDENTIFIED AS TAX PARCEL NO. 270-34709-0-0000 LOCATED AT 728 GLENWOOD DRIVE FROM THE AGRICULTURAL DISTRICT TO THE RESIDENTIAL-LOW DENSITY DISTRICT.

Attorney Dwight Yoder and Todd Shoaf from Graybill Engineering were present to give a brief overview of the requested amendment and the proposed development plans if the amendment is approved.

Manager Sawyer stated that the Ephrata Township Planning Commission and the Lancaster County Planning Commission have reviewed the proposed Zoning Text and Map Amendment and recommended approval.

Clark requested public comments on the Ordinance from anyone in attendance.

Cameron Weaver, 75 Blackberry Lane, stated that he is a Township resident and is an employee of the Zimmermans'. He stated that it is a great place to work and brings value to the community and local businesses. He is in favor of the proposed amendment.

Aaron Hertzog, 30 Martin Avenue is a resident of the Township and is also an employee of the Zimmermans'. He is also in favor of the proposed amendment.

Daryl Weaver, 28 Pleasure Road, is a Township resident and a teacher at the Ephrata Mennonite School. The Zimmermans' have worked with the Ephrata Mennonite School with employment opportunities for the students and he is also in favor of the proposed amendment.

Gerald Zimmerman, 790 Glenwood Drive, is a Township resident with an excavating business in the Township. He was curious if the Township would consider this type of zoning in his area of the Township as well.

There were no additional comments at the time. Clark Stauffer stated that the Public Comment is now closed.

A motion was made by Ty Zerbe to approve the Ordinance amend the Ephrata Township Zoning Ordinance and Map amendment as prepared and advertised. The motion was seconded by Tony Haws and carried unanimously.

The Ordinance will be in effect five (5) days from the date of the hearing.

**PUBLIC HEARING ZONING ORDINANCE AMENDMENT – REVISE REGULATIONS GOVERNING CREMATION SERVICES AND FUNERAL HOMES**

Manager Sawyer stated that the Ordinance to amend the Zoning Ordinance as presented has been advertised and could be adopted by the Board at the conclusion of the Hearing.

Clark Stauffer opened the hearing for:

AN ORDINANCE TO AMEND THE EPHRATA TOWNSHIP ZONING ORDINANCE OF 2000 TO REVISE REGULATIONS GOVERNING THE PROVISION OF CREMATION SERVICES IN CEMETERY AND FUNERAL HOME USES AND TO ADD FUNERAL HOMES AS A USE PERMITTED BY SPECIAL EXEPTION IN THE COMMERCIAL AND MIXED-USE DISTRICTS.

There was no one in attendance to offer any public comment on the proposed ordinance.

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

A motion was made by Tony Haws to approve the Ordinance to amend the Ephrata Township Zoning Ordinance of 2000 to Revise Regulations Governing the Provision of Cremation Services in Cemetery and Funeral Home Uses as prepared and advertised. The motion was seconded by Ty Zerbe and carried unanimously.

The Ordinance will be in effect in five (5) business days from the date of the hearing.

**STAFF REPORTS**

**Manager Steve Sawyer**

- **Fire Company Cost Recover Ordinance – Draft.** At the April 1, 2025 meeting, Mike Kiefer, Chief of the Pioneer Fire Company, was present to request that the Board consider a draft Ordinance authorizing the fire company to pursue cost recovery for their services. After discussion, the Board of Supervisors directed staff to prepare a revised draft for a future meeting with some modifications to the language. The Board of Supervisors were provided with the revised draft of the Ordinance prepared by the Township Solicitor. The Board discussed changes that they would like to the Ordinance presented.

A motion was made by Tony Haws to table the Fire Company Cost Recover Ordinance and directed staff to make additional modifications as discussed. The motion was seconded by Ty Zerbe and carried unanimously.

- **AB Martin / NLR Property LP – Time Extension to Act on the LD Plan.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Diehm & Sons dated April 23, 2025 on behalf of the NLR Property, LP granting an extension of time of 180-days for the Township to act on the Land Development Plan. The new deadline for action would be November 22, 2025. The additional time requested is needed for the NPDES permit reviews by the Conservation District and DEP.

A motion was made by Ty Zerbe to accept the 180-day time extension granted by NLR Property, LP to act on the Preliminary/Final Plan. The new deadline for the Township to act on the plan will be November 22, 2025. The motion was seconded by Tony Haws and carried unanimously.

- **Concrete Walls Unlimited – Time Extension to Act on the LD Plan.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Burget & Associates, Inc. dated April 28, 2025 granting a time extension for the Township to act on the Concrete Walls Unlimited Land Development Plan. The new deadline for the Township to act on the plan would be August 5, 2025. The additional time requested is needed to resolve engineering review comments.

A motion was made by Tony Haws to accept the time extension granted by Concrete Walls Unlimited to act on the Preliminary/Final Plan. The new deadline for the Township to act on the plan will be August 5, 2025. The motion was seconded by Ty Zerbe and carried unanimously.

- **Request to Prohibit Engine Retarders – Martindale Road.** At the last meeting, the Board of Supervisors directed Manager Sawyer to send a letter to the Martindale Road resident advising them to contact PennDOT directly with their request for prohibiting engine brake retarders. Manager Sawyer stated that after the meeting, he reviewed prior correspondence with PennDOT and discovered that this type of request must be initiated by the local municipality, not an individual. Reason being, if approved by PennDOT, the governing municipality is responsible for purchasing, installing, and maintaining the signage along with enforcing it. Manager Sawyer asked the Board of Supervisors to give him new direction.

A motion was made by Ty Zerbe to rescind the motion from the April 15, 2025 meeting. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws directing staff to send a letter to the resident who made the request to prohibit brake retarders informing them that the Township sympathizes with their noise complaint, but since engine brake retarders are a required safety feature on large trucks, Ephrata Township is not in favor of contacting PennDOT with this request. The motion was seconded by Tony Haws and carried unanimously.

**Solicitor – Bob Sisko**

Attorney Bob Sisko stated that he did not have any additional information to report that has not already been discussed.

**Township Engineer Jim Caldwell** reported that the following plans/projects are in the review process:

AB Martin – Land Development Plan  
Jonathan Martin – Lot Add-On/SWMP  
Martin Energy – Land Development Plan  
Jeff Burkholder – Land Development Plan  
Blue Ridge Highway Occupancy Permits  
Windstream Highway Occupancy Permit  
Zoning Map Update

**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**

Tony Haws stated that he did not have any additional correspondence to add to the meeting.

A motion was made by Tony Haws to adjourn the meeting at 8:22 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