

EPHRATA TOWNSHIP SUPERVISORS MEETING

October 7, 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
Admin. Asst.:	Jennifer Carvell
Bookkeeper:	Valerie Roark
Engineer:	Jim Caldwell
Solicitor:	Tony Schimaneck

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

Clark Stauffer stated that a correction was needed on page 3 under Scott Cover, 446 North Reading Road Financial Security. The date of "December 3, 2025" Supervisor's Meeting should read "December 3, 2024" Supervisor's Meeting.

A motion was made by Tony Haws to dispense with the reading of the September 16, 2025 Supervisors' Minutes and to approve them as they have been corrected. The motion was seconded by Ty Zerbe and carried unanimously.

LH ZIMMERMAN – WAIVER OF LAND DEVELOPMENT PLAN PROCESSING – TODD SHOAF, GRAYBILL ENGINEERING

Todd Shoaf of Graybill Engineering and Ronald L. Zimmerman, Jr. were present to present the proposed plan and request a waiver of land development. The Board of Supervisors were provided with a narrative and site plan of a proposed 4,800 square foot storage building along with Rettew Associates Review Letter dated September 24, 2025 for their review prior to the meeting. Earlier this year, the Board of Supervisors approved a Zoning Ordinance and Map Amendment, requested by Zimmerman Auto Body Supplies, for a future relocation of their business to the adjacent southern property. As

October 7, 2025 Supervisors' Meeting minutes continued

part of that future project, several buildings currently being used by LH Zimmerman Auto and Zimmerman Lawn Equipment will be removed. LH Zimmerman is requesting a waiver of land development plan processing to construct a 60' x 80' storage building. The proposed storage building will be located on existing impervious surfaces and there will be no additional employees as a result of the project. Rettew Associates has recommended approval of the waiver request based on the justification provided.

A motion was made by Ty Zerbe to approve the Waiver of Land Development based on the justification provided and conditional upon Rettew Associates Letter dated September 24, 2025. The motion was seconded by Tony Haws and carried unanimously.

MH EBY -TEMPORARY USE OF MARTIN GROCERY STORE PROPERTY TO STORE TRUCKS – RANDY FOX, MH EBY

Manager Sawyer stated that the Township received an email dated September 25, 2025 from Randy Fox of MH Eby requesting permission from the Township to temporarily use a portion of the Martin's Country Market's property to store finished trucks for Home Depot. Randy Fox was present and explained the area of the parking lot they would be using and stated that they are requesting approval to store trucks there for six months. Only MH Eby employees will be moving trucks to and from the site and no third-party pick-ups or deliveries will be authorized.

A motion was made by Tony Haws approving the six (6) month temporary use of the Martin's County Market property by MH Eby for the storage of Home Depot trucks as presented. The motion was seconded by Ty Zerbe and carried unanimously.

GARMAN REVISED FINAL PLAN – CHAD SMITH, STECKBECK ENGINEERING

Chad Smith was not in attendance. Manager Sawyer presented the Garman Revised Final Plan to the Board of Supervisors on his behalf. The plan shows a .48-acre tract being subdivided from a 4.96-acre tract along Stevens Road and being joined in common with the lot on West Trout Run Road. Charmain Garman owns both properties and recently constructed a new single-family dwelling on the West Trout Run Road lot. The storm water management facilities for the new home are located in the area to be added to the West Trout Run Road lot. A Rettew Associates Review Letter dated September 3, 2025, the Lancaster County Planning Commission's recommendation and a site plan were provided to the Board of Supervisors for their review prior to the meeting.

A motion was made by Ty Zerbe to approve the Garman Revised Final Plan subject to Rettew Associates review letter dated September 3, 2025. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- Autumn Hills Fall Fest – Road Closure Request. No one from Autumn Hills Home Owners Association was in attendance. Manager Sawyer stated that the Township received a request from the HOA to close a portion of Red Sunset Run for a Community Fall Fest on October 25, 2025. Eight (8) residents will be impacted from the road closure and letters from each resident supporting the

October 7, 2025 Supervisors' Meeting minutes continued

event and road closure were executed and provided to the Township. Manager Sawyer stated that a similar request was received in 2018. A copy of the minutes documenting the Board of Supervisors conditional action on the 2018 request was provided to the Board.

A motion was made by Tony Haws to not object to the closure of Red Sunset Run for the Autumn Hills Community Fall Fest on October 25, 2025 from 5:00 p.m. to 9:00 p.m. subject to proper assistance from Ephrata Township staff and the Ephrata Police Department to properly barricade the street and to keep sufficient room on the street clear for the access of emergency vehicles. The motion was seconded by Ty Zerbe and carried unanimously.

- **School Resource Officer Agreement.** The Township received an email from Chief Chris McKim stating that the current School Resource Officer Agreement will expire at the end of 2025. A new three (3) year Agreement has been prepared that is substantially unchanged from the current Agreement. The cost distribution is 50% for the Ephrata Area School District and 50% for the four municipalities based on the current student enrollment per municipality. Manager Sawyer provided the Board with a copy of the exhibit showing the cost to the Township for the SRO Agreement.

A motion was made by Ty Zerbe to approve the three (3) year School Resource Officer Agreement conditional upon the other three (3) municipalities and the School District approving it as presented. The motion was seconded by Tony Haws and carried unanimously.

- **East Mohler Church Road – School Bus Stop Ahead Sign.** Manager Sawyer stated that the Township received an email from the Hinkletown Mennonite School requesting a School Bus Stop Ahead on East Mohler Church Road. Manager Sawyer stated that if the Board approves the request, a sign would be placed approximately 500 feet from the bus stop located at 124 East Mohler Church Road per PennDOT requirements. A site plan was provided to the Board showing the location.

A motion was made by Ty Zerbe to approve the school bus stop ahead sign for the bus stop at 124 East Mohler Church Road as requested by the Hinkletown Mennonite School. The motion was seconded by Tony Haws and carried unanimously.

- **515 North Reading Road – Escrow Agreement.** The Board recently approved a reduction of \$282,113.70 in the financial security for the 515 North Reading Road, Lots 2 & 3, leaving a balance of \$177,091.48. Owner Scott Cover is now requesting that the \$177,091.48 of financial security be switched from a letter of credit to a cash escrow. The Township Solicitor prepared the standard Escrow Agreement and it was submitted to the Board of Supervisors for their review prior to the meeting.

A motion was made by Tony Haws approving the 515 North Reading Road Escrow Agreement in the amount of \$177,091.48. The motion was seconded by Ty Zerbe and carried unanimously.

- **Jeff Burkholder Land Development Plan – Time Extension.** The Township received a letter from Matthew Kadwill of NCS, Inc. dated September 30, 2025 granting a 90-day time extension for the Township to act on the Jeff Burkholder Land Development Plan. There are still some open items that need to be addressed and approved by the Sewer Authority for the public sewer connection.

A motion was made by Ty Zerbe to approve the 90-day time extension granted by Jeff Burkholder to act on the Land Development Plan. The motion was seconded by Tony Haws and carried unanimously.

- **LCATS Meeting – November 6, 2025.** Manager Sawyer shared an invitation for the fall LCATS Meeting scheduled for November 6, 2025 at Yoder's Restaurant. RSVP's are needed by October 27, 2025.

Solicitor – Tony Schimaneck

Solicitor Schimaneck had nothing additional to report.

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

Bergstrausse-StayAPT Hotel - Land Development Plan
Concrete Walls Unlimited - Land Development Plan
AB Martin Roofing – Land Development Plan
Caring Acres Community – Land Development Plan
Martin / Zimmerman – Lot Add-On Plan
LH Zimmerman Auto Body – Waiver
Ephrata Crossing – Financial Security Reductions
Fry Estate Subdivision
MS4 Report

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.

October 7, 2025 Supervisors' Meeting minutes continued

A motion was made by Tony Haws to adjourn the meeting at 7:59 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws