



**EPHRATA TOWNSHIP BOARD OF SUPERVISORS
AGENDA
April 7, 2026**

1. Meeting called to order at 7:00 P.M.
2. Pledge of Allegiance to the Flag.
3. Public Comment Period on Non-Agenda Items.
4. Approval of the minutes from the March 17, 2026 meeting.
5. Walmart Revised Land Development – Michael Myers, Dewberry Engineers, Inc.
6. Public Hearing – Zoning Ordinance Amendment – Data Centers & Animal Regulations
7. Shari Lentz, Ridge Avenue Resident – Comments Concerning the Proposed Mainspring of Ephrata Project on the Ephrata Mountain
8. Staff Reports
 - Township Manager – Steve Sawyer
 - 2026 Roadwork Bids
 - Weber Tract Subdivision - Time Extension
 - Get Outdoors Lancaster Program – Request to Use Community Park
 - Solicitor – Tony Schimanek
 - Township Engineer- Melissa Kelly
 - Plans Under Review
 - Administrative Actions
 - Approval of payment of bills
 - Correspondence – Secretary

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



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395
E-mail: rettetw@rettetw.com • Website: rettetw.com

February 10, 2026

Mr. Steven A. Sawyer, Manager
Ephrata Township
265 Akron Road
Ephrata, PA 17522

Engineers
Environmental
Consultants
Surveyors
Landscape
Architects
Safety
Consultants

RE: Walmart Supercenter Expansion (890 East Main Street)
Revised Final Land Development Plan
Review No. 1
RETTEW Project No. 0111405972

Dear Mr. Sawyer:

We have completed our review of the above-referenced plan as prepared by Dewberry Engineers Inc. Our review was of the following information:

1. 16 plan sheets dated November 19, 2025
2. Project Narrative
3. Supporting miscellaneous documentation.

We have the following comments for your consideration:

SUBDIVISION AND LAND DEVELOPMENT

1. This plan needs to be titled and processed as a Revised Final Land Development Plan (§ 308.A). The recorded plan book number needs to be provided.
 2. The names of all adjacent landowners (both adjoining and across existing rights-of-way) and plan book references of all previously recorded plans for adjacent properties (if any) need to be included on the plan (§ 402.C.2).
 3. The size, capacity and condition of the existing stormwater management system and any other facility that may be used to convey storm flows needs to be included on the plans (§ 402.C.4.d).
 4. A table indicating the zoning district, total tract area, required lot size, required setbacks, parking, and maximum building height along with the proposals for each of these parameters needs to be provided (§ 402.D.16).
 5. All plan certificates need to be provided and completed prior to recording the plan (§ 403.E.1). Certificates for approval by the Board and review by the Planning Commission, plan and survey correctness, stormwater management, landowner, and review by the County Planning Commission need to be provided.
 6. Provide a landscape plan to indicate the existing landscape and screening in the area of the proposed construction (§ 403.D.22).
 7. Evidence of review by emergency service providers needs to be provided (§ 403.E.2.d, 612.C.2).
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8. The access drive cartway width needs to be a minimum of 24 feet wide for two lanes (§ 602.J.2).
9. A lighting plan, including photometrics, fixture, pole and footer details needs to be provided. Parking areas, main entrances and exits that are open to the public need to be lighted to a minimum average of two-foot candles at an elevation of three feet above the surface during hours of operation. When adjacent to a residential use, the maximum allowable glare at the property line is permitted to be three-tenths footcandles at an elevation three feet above the ground surface (§ 603.A.8).

STORMWATER MANAGEMENT

1. An operations and maintenance program, in recordable form acceptable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent stormwater management facilities and erosion control facilities needs to be provided (§ 304.1.G, 304.6).
2. Evidence of approval of the Erosion and Sedimentation Control Plan by the Lancaster County Conservation District needs to be provided (§ 304.1.K, 304.3.G, 304.10).
3. The size, material, slope, and elevations of the existing storm sewer on the project tract need to be depicted on the plans (§ 304.2.E).
4. An opinion of probable cost, financial security and financial security agreement need to be provided (§ 309).
5. The applicant needs to demonstrate that the existing storm sewer system has the capacity to convey the 100-year storm runoff from the proposed expansion to the existing stormwater basin on the project tract.

Should you have any questions or require additional information, please feel free to contact us at any time.

Sincerely,



Melissa A. Kelly, RLA
Municipal Team Lead

copy: Steven A. Sawyer, Ephrata Township (ssawyer@ptd.net)
Emily Ragsdale, AICP, Dewberry Engineers Inc. (eragsdale@Dewberry.com)

Z:\Shared\Projects\01114\0111405972 - Walmart Expansion\MUN\Ltr_SSawyer_LD_Rev1_2026-02-10.docx

Project Narrative

Project Address: 890 E Main Street, Ephrata, PA 17522

Proposed Improvements:

Walmart is proposing to construct an approximate 9,192 square foot expansion to be used for storage and staging for their Online Pickup and Delivery (OPD) services. In addition to this expansion, the proposed project will also include repaving and restriping where necessary to relocate the designated OPD parking spaces to a safer, more convenient location in close proximity to the expansion. Associated signage will also be installed to clearly identify the designated OPD parking area.

The current store is approximately 197,830 gross square feet. The proposed approximate 9,192 square foot expansion will be constructed over an existing impervious area located on the right side of the existing structure. There are currently 858 onsite parking spaces provided onsite. By relocating the OPD parking, additional spaces will be added to an existing impervious area, increasing the overall number of onsite parking stalls to 886, which is above the required amount for the proposed building size. All setbacks and other zoning requirements are being met as well, as shown on the included plan set. Additionally, new directional signage will be installed at each of the new 39 OPD parking stalls to clearly identify designated parking and help effectively direct traffic to the area.

Walmart has been in operation at this location since 1999. The proposed expansion will not cause significant changes to the use or create additional impacts to traffic or stormwater and will not create any additional impacts on neighboring properties. The project has been submitted to both the Lancaster County Planning Department and the Lancaster County Conservation District for review.

EPHRATA TOWNSHIP PLANNING COMMISSION
MINUTES
February 24, 2025

The Ephrata Township Planning Commission met on the above date at 7:00 P.M. at the Ephrata Township Municipal Building, 265 Akron Road, Ephrata, PA. Present were members: Leonard Martin, Dale Garman, Jim Stauffer, Mike Burkholder and Andy Bollinger, Township Engineer Melissa Kelly and Township Manager Steve Sawyer.

Reorganization A motion was made by Andy Bollinger to appoint Leonard Martin as the 2026 Chairman, Dale Garman as the 2026 Vice-Chairman and Steve Sawyer as the 2026 Secretary. The motion as seconded by Mike Burkholder and carried unanimously.

A motion was made by Dale Garman to approve the minutes of the October 28, 2025 meetings as written. The motion was seconded by Mike Burkholder and carried unanimously.

Weber Tract Revised Final Plan

TJ Acosta, PE, from Lancaster Civil Engineering Co., presented the plan to the Commission. Mr. Acosta explained the proposed project which will subdivide an existing 9.8-acre tract into two lots to create one new building lot for a single-family dwelling. The property is located at 315 Summit Drive which is a private street in the 300 block of Ridge Avenue.

A motion was made by Dale Garman to recommend approval of a waiver to Section 305 – Preliminary Plan Processing Procedures, based on the justification provided. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Dale Garman to recommend approval of a waiver to Section 602.D.3 – Cul-De-Sac and Dead-End Streets based on the alternative and justification provided with the condition that the applicant receive approval from the emergency service providers. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Dale Garman to recommend approval of a waiver to Section 602.E.5 – Cartway Edge at Street Intersection based on the alternative and justification provided with the condition that the applicant receive approval from the emergency service providers. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Mike Burkholder to recommend approval of a waiver to Section 602.E.7 – Clear Sight Triangle based on the alternative and justification provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Andy Bollinger to recommend approval of a waiver to Section 604.F.4 – Single Direction Change of Flagpole on a Flag Lot based on the alternative and justification provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Dale Garman to recommend conditional approval of the plan based on the conditions contained in the Township Engineer's letter dated February 17, 2026. The motion was seconded by Andy Bollinger and carried unanimously.

Wal-Mart – Revised Final Plan

Melissa Kelly and Steve Sawyer presented the plan. Wal-Mart is proposing to construct a 9,192 SF addition on the northeast side of the building to be used for storage and staging for their Online Pickup and Delivery (ODP) services. The proposed project will also include repaving and restriping where necessary to relocate the designated OPD parking spaces to a safer, more convenient location in close proximity to the expansion. There will be no increase in impervious surface coverage and the existing number of parking spaces exceeds the ETZO parking requirements.

A motion was made by Mike Burkholder to recommend approval of the plan subject to the conditions contained in the Township Engineer's letter dated February 10, 2026. The motion was seconded by Jim Stauffer and carried unanimously.

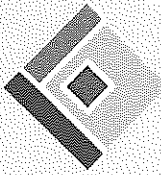
Zoning Ordinance Amendment – Data Centers and Animal Regulations

Melissa Kelly and Steve Sawyer reviewed the proposed amendment with the Commission. The Board of Supervisors initiated the amendment for data centers based on the advice of the Lancaster County Planning Commission (LCPC) and the Pennsylvania State Association of Township Supervisors (PSATS). LCPC and PSATS are encouraging all municipalities to add Zoning Ordinance regulations for this use. This would allow the municipality to require a developer to meet specific criteria such as lot size and setbacks, screening requirements, lighting, noise, access, security, and environmental impacts. The proposed regulations are designed to control and limit the impacts of this type of use on neighboring properties and the Township as a whole. Melissa Kelly reviewed the LCPC letter with the Commission. LCPC is recommending approval of the ordinance but included suggestions for additional requirements. Melissa explained that almost all of the additional requirements recommended by LCPC are already required by the Subdivision and Land Development Ordinance and/or the Zoning Ordinance. Staff is recommending that the Township adopt the Ordinance as written.

Manager Sawyer explained the proposed change to the animal regulations in the zoning ordinance amendment. The proposed change is to the small domestic animal regulations and is being pursued due to the increase in the popularity of backyard chickens. The Zoning Ordinance defines small domestic animals as animals such as rabbits, guinea pigs, chinchilla, and fowl such as chickens, turkeys, geese, ducks, and pigeons, but shall not include wild animals held in captivity. The proposed ordinance amendment would create new setbacks from property lines and from the nearest dwelling other than that of the owner. The proposed amendment would add the requirement that the keeping of chickens shall be for egg-laying purposes only and that roosters shall not be kept on any lot in the residential zoning district.

A motion was made by Dale Garman to recommend approval of the Zoning Ordinance Amendment as written. The motion was seconded by Mike Burkholder and carried unanimously.

A motion as made by Mike Burkholder to adjourn the meeting at 8:25 PM. The motion was seconded by Jim Stauffer and carried unanimously.



Subdivision/Land Development Plan Review

Plan Name

Proposed Expansion for Walmart Supercenter #02340-250

S/LD #

26-7

Project Description

Construct a 9,192 sq. ft. addition to a 197,830 sq. ft. building, and restripe pavement for relocated pickup area

Gross Acreage

36.9

Date of Completed Application Receipt

2026-02-05

Date of Review

2026-03-03

Municipality/Municipalities

Ephrata Township

Project Address(es)

890 E. Main Street, Ephrata, PA 17522

Project Location/Direction and Distance

North side of E. Main Street (SR 322), west side of US Highway 222

Parcel Account Number(s)

2706081400000

Existing Zoning District(s)

Ephrata Township: Mixed Use

Existing Land Use(s)

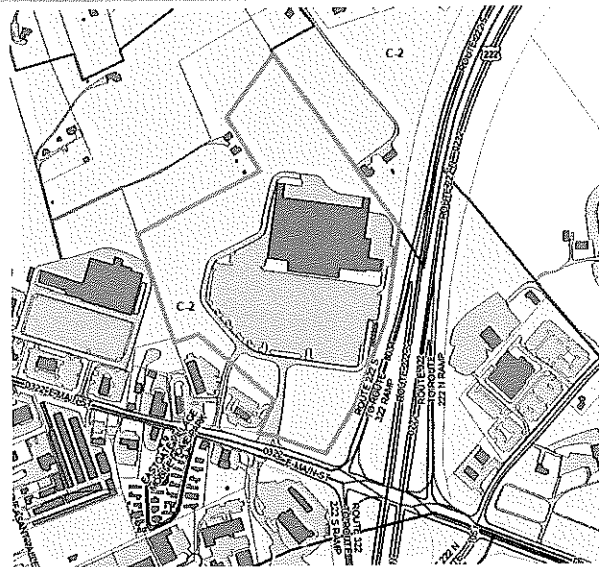
Commercial

Designated Growth Area

Ephrata-Akron

places2040 Character Sector

Natural Conservation; Suburban; Buildable Lands



Owner Name

Walmart Real Estate Business Trust

Applicant Name

Dewberry Engineering, Inc.

Consulting Firm

Dewberry Engineering

LCPD's Regional Liaison

Joella Neff

Comments Regarding Site Design

1. The following LCPC signature block should be provided: This Plan, bearing LCPC File No. _____, was reviewed by staff of the Lancaster County Planning Department on _____, as required by the Pennsylvania Municipalities Planning Code, Act 247, of 1968, as amended. This certificate does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the commonwealth, or the federal government.

* _____
* Signature of the Chairperson or their designee

TOWNSHIP OF EPHRATA

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE EPHRATA TOWNSHIP ZONING ORDINANCE TO PROVIDE REGULATIONS FOR DATA CENTERS AND THEIR ACCESSORY USES AND TO REVISE THE REGULATIONS FOR ANIMALS AND ANIMAL SHELTERS.

WHEREAS, the Ephrata Township Board of Supervisors previously duly enacted a Zoning Ordinance of Ephrata Township, Lancaster County, Pennsylvania, pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code (“MPC”), Act 247 of 1968, as amended (53 P.S § 10101 et seq.);

WHEREAS, since its adoption, the Board of Supervisors has from time to time amended the Zoning Ordinance of Ephrata Township (the Zoning Ordinance of Ephrata Township, as amended, hereinafter referred to as the “Zoning Ordinance”); and

WHEREAS, the Board of Supervisors has met the procedural requirements of the MPC and of the Zoning Ordinance for the adoption of this proposed Ordinance amending the Zoning Ordinance, which was reviewed and recommended by the Township Planning Commission and the Lancaster County Planning Commission, and posting requirements, and the holding of a public hearing; and

WHEREAS, the Board of Supervisors of Ephrata Township, Lancaster County, Pennsylvania believes it is in the best interests of the Township’s residents to amend the Ephrata Township Zoning Ordinance to update and revise provisions related to data centers and animals and animal shelters; and

WHEREAS, the Board of Supervisors, after due consideration of the proposed Ordinance Amendment, at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Ephrata Township will be served by the proposed Ordinance Amendment.

NOW THEREFORE, it is HEREBY ORDAINED by the Board of Supervisors of Ephrata Township, Lancaster County, Pennsylvania, that the Ephrata Township Zoning Ordinance is amended as follows:

Section 1. The Zoning Ordinance, Article X, Definitions, Section 1002, Terms, shall be amended by inserting the following definitions:

ACOUSTICAL BARRIER

An exterior solid or louvered wall containing soundproofing materials designed to absorb noise and protect properties from noise pollution.

DATA CENTER

A building or buildings used for the housing, operation, and/or co-location of computer and communication equipment for the purpose of storage, management, processing, and/or transmission of digital information/electronic data necessary for the operation of one of more business, commercial, or governmental entities.

DATA CENTER ACCESSORY USE

Systems, equipment, facilities, and/or components used in the air cooling, water or liquid cooling, power supply systems, telecommunication, cloud communication, and mechanical or environmental controls when used in the support or enabling of a Data Center.

SCREENING – AUDIBLE

A physical, acoustical barrier that is a wall, solid or louvered, specifically designed and constructed to disrupt the travel of sound through absorptive or deflective methods and may or may not be part of required visual screening.

SCREENING – VISUAL

A Physical barrier, including but not limited to landscaping or a wall, solid or louvered, that obscures the visibility of a property or use from abutting properties, this term shall be understood to incorporate “screen planting”.

Section 2. The Zoning Ordinance, Article IV, District Regulations, Section 407, Industrial (I) District, Subsection 407.B.2, Special Exceptions, is amended to add data centers and data center accessory uses as uses permitted by special exception in the I-Industrial Zone as follows:

- k. data centers and data center accessory uses (see section 662)

Section 3. The Zoning Ordinance, Article VI, Criteria for Special Exceptions, Conditional Uses, and Other Selected Uses, shall be amended by adding a new Section 662, Data centers and data center accessory uses, which shall provide as follows:

Section 662 – DATA CENTERS AND DATA CENTER ACCESSORY USES

The following requirements shall be met for the development of a Data Center or Data Center Accessory Use:

A. Area Regulations.

1. The lot area shall not be less than 20 contiguous acres.
2. The width of any lot shall not be less than 500 feet at the building setback line.

B. Required Yard Regulations.

1. Front Yard: 200 feet from the right-of-way line.
2. Side Yard: 200 feet.
3. Rear Yard: 200 feet.
4. A buffer yard of 100' shall be required between a data center use and any residential use, and/or between a data center and any residential zoning district or the Agricultural zoning district. No buildings, parking lots or access drives shall be constructed in the buffer yard. All other planting strips, screening and buffer yards shall meet the requirements of Section 521 of this Ordinance and the requirements of the Ephrata Township Subdivision and Land Development Ordinance. Screening exceptions contained in Sections 521.B.3 and 521.C.3 do not apply for data centers.
5. Accessory uses and structures, including Data Center Accessory Uses, shall be setback at least 100 feet from all property lines.

C. Height Regulations.

1. Maximum permitted height of any structures is 40 feet.
 - a. Building height shall be calculated from the lowest adjacent grade to the top edge of the roof and excludes any mechanical or accessory equipment, facades and/or parapets.

2. No Data Center Accessory Use, mechanical or any other accessory equipment mounted on any roof may exceed 10 feet in height from the top edge of the roof.

D. Screening Requirements.

1. Visual and audible screening shall be provided to all Data Center Accessory Uses, including, but not limited to, cooling system components including, fans, blowers, water or other liquid cooling pumps, and similar systems and components, power supply systems including, electrical sub-stations, transformers, fuel cells, generators, and similar systems and components. The requirements shall apply to both ground and roof-mounted Data Center Accessory Uses.
 - a. Visual screening shall be provided to a minimum height of 12 feet for ground mounted components and 10 feet for roof mounted components. Screening must be provided on all sides of all structures except when one side is facing and completely enclosed by the primary Data Center building.
 - b. Audible screening shall be provided to prohibit objectionable or nuisance sound levels at neighboring property lines in accordance with Table 1 in Section 662.E. Audible screening must be provided on all sides of all structures except when one side is facing and completely enclosed by the primary Data Center building.
2. When noise producing equipment is abutting a residential or agricultural district or use, such equipment shall be placed so that the Data Center is between the affected lot and the equipment.
3. If the Data Center has more than one lot line that abuts a residential or agricultural district or use, the sound producing equipment shall be placed on the side of the Data Center that does not abut the residential or agricultural district or use or the side that has greatest setback from the affected property line(s) with distance preference going to existing residential uses.

E. Lighting and Noise.

1. Lighting.
 - a. A photometric plan shall be provided showing all exterior lighting for the Data Center.

- b. Exterior lighting fixtures shall not be mounted higher than 25 feet on a standard or other freestanding support or the exterior of a structure from the lowest adjacent grade. The fixture shall be fully shielded or cutoff so as to direct light at a downward angle and towards the interior of the lot and not equal to or higher than the horizontal plane of the bulb, bulb enclosure, or light shielding.

2. Noise.

- a. Pre-Construction Noise Study: A Pre-Construction Noise Study of existing conditions at the time of the initial plan submittal shall be provided showing existing levels and anticipated levels. The study needs to use full-spectrum modeling and address low-frequency propagation.
- b. Post-Construction Noise Study: A Post Construction Noise Study of actual conditions showing sound levels at the time of full occupancy and operation along all property lines, at least 1 month but no more than 12 months after issuance of the Certificate of Occupancy. The study needs to use full-spectrum modeling and address low-frequency propagation.
- c. Sound levels shall not exceed the specified dBA and dBC levels provided in Table 1, measured at the property line.
 - i. For the purposes of this section: “Daytime” means sunrise to sunset and “Nighttime” means sunset to sunrise for the 24-hour period in question.
- d. The provisions of this Subsection 2 shall not apply in the event of:
 - i. Testing of auxiliary power systems, including generators, between the hours of 7:00 AM and 7:00 PM EST. Such systems may not exceed 80 dBA or dBC during use.
 - ii. Auxiliary power systems in use during an emergency or primary power system failure.

Table 1				
Maximum Sound Levels for Data Centers at Property Line				
Zoning District	Daytime Maximum dBA	Nighttime Maximum dBA	Daytime Maximum dBC	Nighttime Maximum dBC
Industrial (I)	70	65	80	65

- e. Noise Mitigation: If either the Pre or Post Construction Noise Study fails to meet any of the applicable maximum sound levels, noise mitigation measures are required to verify conformance with the limit. The owner and/or operator of the data center must submit to the Zoning Administrator an affidavit or certificate signed by a professional engineer stating whether noise mitigation measures are required by the noise study and, if so, identify the applicable mitigation measures. Mitigation measures must be shown on a Site Plan and said plans must be designed in compliance with all mitigation measures identified by the noise study. Each Site Plan must include a note stating whether there are noise mitigation measures identified by the noise study being implemented with the plan, and if so, such plans must identify and label the noise mitigation measures and reference the noise study. The costs of any required noise mitigation measures shall be included in the financial security required by the Ephrata Township Subdivision and Land Development Ordinance. The Zoning Administrator has the authority to interpret and enforce the Pre- and Post-Construction Study and any necessary noise mitigation measures.

F. Access and Security.

1. Primary access shall be from an arterial or collector street with emergency access provided from any adjacent street.
2. Any gated emergency access route or secondary access route shall be fitted with the “knox-box” type device dictated by the fire department.
3. All fencing, including security fencing, shall not exceed ten feet in height at the highest point of the fencing or any appendages, including but not limited to barbed wire.
4. Any non-riverine water source, including but not limited to ponds, lakes, marshes, swamps and similar areas, whether man-made or naturally occurring, shall be fully enclosed with a fence at least four feet in height. This includes all Stormwater Management facilities installed in accordance with the Ephrata Township Stormwater Management Ordinance.
5. Parking spaces shall be provided in accordance with the following and meet all other requirements of Section 508, Parking and Loading.
 - a. 1.5 spaces per on-site employee on the largest shift.

b. Off Street Loading Facilities.

- i. 1 space per 125,000 square feet of gross floor area with a minimum of two spaces.
 - ii. Off Street Loading Facilities, including loading docks and parking for vehicles of Class 6 or higher rating as defined by the Federal Highway Administration of the US Department of Transportation, shall be designed in accordance with Section 508.C, Off-Street Loading Requirements.
6. All access drives, including emergency access roads, shall be designed in accordance with the requirements of this Ordinance and the Ephrata Township Subdivision and Land Development Ordinance and shall have a minimum lane width of 24 feet, excluding any on street parking areas and shoulder. Cul-de-sacs shall have a minimum diameter of 80 feet.
7. A minimum of one fire lane intended for aerial apparatus access to roof structures shall be provided. The lane shall be:
- a. a minimum of 24 feet wide restricted to travel and not including any on street parking areas or shoulder;
 - b. clearly identified with ground markings and post-mounted signs prohibiting stopping or parking;
 - c. free from any overhead obstructions; and
 - d. able to access the area not less than 15 feet nor greater than 30 feet from the Data Center and be on the same side of the structure as the access road.

G. Environmental Requirements.

1. Water use.

A water feasibility study prepared by a qualified professional shall be provided with the land development application. The purpose of the study will determine if there is an adequate supply of water for the proposed data center and to estimate the impact of the data center on existing public system and/or wells in the vicinity. No data center shall be approved without sufficient water and/or for a use that poses adverse impact on existing wells in the vicinity. If the source is from a municipal system, the applicant

shall include documentation that the public authority will supply the water needed. A water feasibility study shall include the following minimum information:

- a. Calculations of the projected water needs.
 - i. Ground water withdraw rates and amounts shall be managed to balance natural recharge rates and amounts on a site specific basis to ensure that the potential of interference with adjacent properties is minimized.
- b. A geologic map of the area with a radius of at least one mile from the site.
- c. The location of all existing and proposed wells within 1,000 feet of the site , with a notation of the capacity of all high-yield wells .
- d. The location of all streams within 1,000 feet of the site and all known point sources of pollution.
- e. Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined based upon a one (1) in ten (10) year drought or a forty(40) percent below normal reduction in precipitation for recharge
- f. A determination of the effects of the proposed water supply system on the quantity of water in nearby wells, streams, and the groundwater table.
- g. Identification of how water will be recycled or released into surrounding water bodies.
- h. A statement of the qualification and the signatures(s) of the person(s) preparing the study.
- i.. Proof of review and approval from the Susquehanna River Basin Commission (SRBC) for projects that have:
 - i. Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Susquehanna River Basin.
 - ii. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source.

2. Any cooling system use where water is taken directly from a riverine water source shall be designed and installed in accordance with all Federal and State regulatory and permitting requirements. The extraction and outflows components must be secured from access by fencing of at least six feet in height.
3. Public water and sewer shall be provided for all sanitary facilities.
4. Any emissions of exhaust, gases, noxious odor or similar shall adhere to applicable State and Federal emission standards.
5. A decommissioning plan shall be submitted as part of any Land Development submission and shall show how the site will be returned to a neutral state, being a condition that is easily adapted to similar uses, and the handling and removal of any Electronic Waste (also known as "E-Waste") and/or any other hazardous material that may be present on the site.

Section 4. The Zoning Ordinance, Article V, Supplemental District Regulations, Section 512, Animals and Animal Shelters, Subsection B shall be amended to provide as follows (additions in underline, deletions in ~~strikethrough~~):

- B. It is permitted to maintain small domestic animals up to a total of twelve (12) provided the following conditions are met. For the purposes of this sub-section, small domestic animals shall include animals such as rabbits, guinea pigs, and chinchilla, and fowl such as chickens, turkeys, geese, ducks, and pigeons, but shall not include wild animals held in captivity.
1. The area where small domestic animals are maintained shall be located no closer to the front lot line than the rear wall of the principal building.
 2. Maintaining small domestic animals shall be on a non-commercial basis and be strictly as an incidental use.
 3. The area around which small domestic animals are kept shall be enclosed by a fence designed for containment.
 4. ~~Such fence shall be at least fifty (50) feet from any lot line and not closer than one hundred (100) feet to the nearest dwelling other than that of the owner.~~
 4. The area used to house and/or contain the animals shall be located a minimum of ten (10) feet from a property line and not closer than fifty (50) feet from the nearest dwelling other than that of the owner.

5. The area around which small domestic animals are maintained shall be kept in a suitable grass cover and shall not be allowed to degrade to bare earth or an erodible condition.
6. The owner of the small domestic animals shall exercise suitable control over the animals and shall not allow a nuisance condition to be created in terms of excessive noise, dirt, or odor.
7. The keeping of chickens shall be for egg-laying purposes only. Roosters shall not be kept on any lot in a residential zoning district.

Section 5. All other ordinances, sections, parts and provisions of ordinances of the Township of Ephrata, except to the extent inconsistent herewith, shall remain in full force and effect as previously enacted and amended.

Section 6. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 7. This Ordinance shall take effect and be in force immediately after its enactment by the Board of Supervisors of the Township of Ephrata as provided by law.

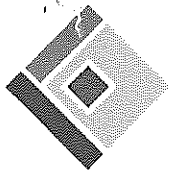
DULY ORDAINED and ENACTED this _____ day of _____, 20___, by the Board of Supervisors of Ephrata Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EPHRATA
Lancaster County, Pennsylvania

Attest _____
(Assistant) Secretary

By: _____
(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]



Community Plan, Map, and/or Ordinance Review

Community Plan, Map, and/or Ordinance Name

Ephrata Township Zoning Ordinance Amendment

CPO #

27-129

Review Type

Zoning Ordinance Text Amendment

**Gross Acreage
(if applicable)**

0.00

Proposal

Ephrata Township proposes to amend its Zoning Ordinance to provide regulations for data centers and data center accessory uses, and to revise existing regulations for animals and animal shelters.

The Township proposes to permit data centers and data center accessory uses by Special Exception in the Industrial (I) Zone.

New Terms & Definitions:

- Adding a new definition for "Data Center" as follows: "A building or buildings used for the housing, operation, and/or co-location of computer and communication equipment for the purpose of storage, management, processing, and/or transmission of digital information/electronic data necessary for the operation of one or more business, commercial, or governmental entities"; and
- Adding new terms and definitions for "Data Center Accessory Use", "Acoustical Barrier", "Screening - Audible", and "Screening - Visual."

Area and Yard Regulations:

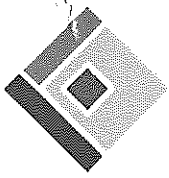
- Requiring a 20-contiguous-acre minimum lot area and a 500' minimum lot width at the building setback line;
- Requiring 200' front, side, and rear yards;
- Requiring a buffer yard of 100' between a data center use and any residential use, any Residential zoning district, and any Agricultural zoning district; and
- Requiring accessory uses and structures, including data center accessory uses, to be at least 100' from all property lines.

Height Regulations:

- Limiting all data center-associated structures to 40' in height, excluding any mechanical or accessory equipment, facades, and/or parapets; and
- Limiting all roof mounted mechanical or accessory equipment to 10' in height from the top edge of the roof.

Screening and Placement Regulations:

- Requiring all data center accessory uses to have visual screening of at least 12' in height for ground mounted components and at least 10' in height for roof mounted operations, on all sides of the structure except when one side is facing and completely enclosed by the primary data center building;
- Requiring all data center accessory uses to have audible screening that prohibits objectionable or nuisance sound levels at neighboring property lines on all sides of the structure except when one side is facing and completely enclosed by the primary data center building;
- Requiring a data center to be placed on a lot such that the structure is between any noise producing equipment and an adjoining lot containing a Residential or Agricultural district or use; and
- In cases where a data center has more than one lot line that abuts a Residential or Agricultural district or use, requiring that noise producing equipment be placed on the side of the data center that does not abut a Residential or Agricultural district or use, or on the side with the greatest setback from an existing residential use.



Lighting and Noise Regulations:

- Requiring data center plan submissions to have a Photometric Plan showing all exterior lighting;
- Limiting exterior lighting to a maximum height of 25' on a standard or other freestanding support, or on the exterior of a structure to 25' from the lowest adjacent grade;
- Requiring exterior lighting to be fully shielded and angled downward, toward the interior of the lot;
- Requiring a Pre-Construction Noise Study of existing and anticipated noise levels, using full-spectrum modeling and addressing low-frequency propagation, to be submitted with initial plan submittal;
- Requiring a Post-Construction Noise Study of actual sound levels at the time of operation along all property lines for at least one month, and up to 12 months, using full-spectrum modeling and addressing low-frequency propagation, after issuance of the Certificate of Occupancy;
- Limiting sound levels at the property line to 70 dBA and 80 dBC during the day, and 65 dBA and 65 dBC during the night, excluding during auxiliary power systems testing between the hours of 7:00am and 7:00pm EST, not exceeding 80 dBA or dBC, and during an emergency or primary power system failure;
- Requiring noise mitigation measures that verify conformance to required sound level limits if either the Pre- or Post-Construction Study does not meet the applicable maximum sound level; and
- Requiring the landowner to submit to the Zoning Administrator an affidavit or certificate signed by a professional engineer stating whether noise mitigation measures are required by the Noise Study, and to identify the applicable noise mitigation measures on a Site Plan.

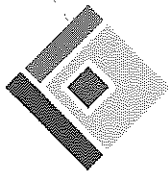
Access and Security:

- Restricting primary access to data centers via an arterial or collector street with secondary egress and emergency access provided by any adjacent street;
- Requiring access to be secured by a Knox Box-type device recognized by the applicable Fire Department;
- Limiting all fencing to 10' in height at the highest point of the fencing or any appendages, including but not limited to barbed wire;
- Requiring all non-riverine water sources, whether man-made or naturally occurring, including all stormwater management facilities, to be fully enclosed by a fence at least four feet in height; and
- Establishing parking, off-street loading, fire lane, and emergency access regulations.

Environmental Regulations:

- Requiring a Water Feasibility Study prepared by a qualified professional to be submitted with the Land Development Plan application to determine whether there is an adequate supply of water for the proposed data center, and to estimate the impact of the data center on existing public systems and/or wells in the vicinity;
- Clarifying that a data center will not be approved without sufficient water access and/or for a use that poses adverse impacts on existing wells in the vicinity;
- If the water source is from a municipal system, requiring the applicant to provide documentation from the public authority proposed to be used for the data center that the authority will supply the water needed to operate the data center;
- Requiring the Water Feasibility Study to include the following information at a minimum:

1. Projected water needs calculations;
2. A geologic map of the area with a radius of at least one mile from the site;
3. The location of all existing and proposed wells within 1,000' of the site, noting the capacity of all high-yield wells;
4. The location of all streams within 1,000' of the site and all known point sources of pollution;
5. The long-term safe yield based on the geologic formation(s) of the underlying site;
6. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table;
7. Identification of how water will be recycled or released into surrounding water bodies
8. A statement of qualification and the signature(s) of the person(s) preparing the study;
9. Proof of review and approval from the Susquehanna River Basin Commission (SRBC) for projects that have: a)



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Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Susquehanna River Basin; and b) Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source;

- Requiring cooling system uses involving water taken directly from a riverine water source to be designed and installed in accordance with all federal and state regulatory and permitting requirements, and that extraction and outflow components be secured from access by fencing of at least six feet in height;
- Requiring public water and sewer to be provided for all sanitary facilities;
- Requiring emissions of exhaust, gases, and noxious odors (or similar) to adhere to applicable federal and state emission standards; and
- Requiring a Decommissioning Plan to be submitted as part of any Land Development Plan submission showing how the site will be returned to a neutral state that can be easily redeveloped for similar uses, and describing the handling and removing of any electronic waste ("e-waste") and/or any hazardous material that may be present on site.

Additionally, Ephrata Township proposes to amend their Zoning Ordinance to require areas where domestic animals are housed to be located a minimum of 10' from a property line and a minimum of 50' from the nearest neighboring dwelling. The existing ordinance requires a minimum of 50' from a property line and 100' from the nearest dwelling. The proposal restricts the keeping of chickens for egg-laying purposes only, and it prohibits keeping roosters on any lot in a Residential zoning district, or any lot under five acres in the Agricultural district.

Date of Completed Application Receipt

2025-11-18

Date of Review

2026-01-15

Project Location / Direction and Distance (if applicable)

Municipality/Municipalities

Ephrata Township

Existing Zoning District(s)

Parcel Account Number(s)

Proposed Zoning District(s)

Designated Growth Area

New Zoning District(s)

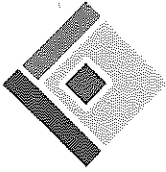
Applicant Name

Steven A. Sawyer

LCPD's Regional Liaison

Joella Neff

places2040 Character Sector



Community Plan, Map, and/or Ordinance Review

Comments Regarding Consistency with places2040

Connecting People, Place & Opportunity: Intentionally cultivate, retain, and expand industry Data center development brings a new type of technological industry to the County, contributing to its diversified economy, and attracting and retaining a skilled workforce that earns a competitive wage.

Growing Responsibly: Prioritize opportunities to redevelop built areas and fill in the gaps in urban areas As part of any data center Land Development Plan submission, a Decommissioning Plan is required to describe how a data center site will be returned to a neutral state for future redevelopment opportunities.

Thinking beyond Boundaries: Make planning and regulation more efficient, consistent, and regional Data centers that consume at least 20,000 gallons of water per day (gpd) and withdraw at least 100,000 gpd over a 30-day average from any water source are required to be reviewed and approved by the Susquehanna River Basin Commission (SRBC). Additionally, associated exhaust, gases, noxious odors, or similar emissions are required to adhere to state and federal emission standards.

Catalytic Tools and Strategies Simplify Zoning - The proposed amendment aligns with the Lancaster County Planning Department's Simplified Zoning tool — specifically its impact-based approach to zoning. Considering the range of potential impacts data centers may have on the community and the overall region, the proposed requirement that data centers be considered via Special Exception is consistent with the Simplified Zoning tool's objective to "leave land uses with greater, less desirable impacts for the lengthier and more complex Conditional Use/Special Exception process."

Catalytic Tools and Strategies Invest in Sufficient Infrastructure and Public Services - The proposed amendment requires data center applicants to submit Water Feasibility Studies, ensuring an adequate water supply to operate proposed data centers without impacting existing water systems and wells.

Creating Great Places: Design communities that put people first By prohibiting roosters in residential areas, but allowing hens, this proposed amendment makes provisions for residents who wish to raise hens for eggs, while protecting neighbors from the noise nuisance impacts of roosters.

Creating Great Places: Design communities that put people first The proposed noise regulations for data centers, including the required Pre-Construction and Post-Construction Noise Studies, aim to protect the community by ensuring that data centers comply with established noise limitations. They also require the implementation of noise mitigation measures, should data centers be non-compliant. The proposed regulations also require data center accessory uses to have both audible and visual screening.

Comments Regarding Consistency with Regional and Municipal Plans

The proposed Zoning Ordinance Amendment is generally consistent with the Ephrata Township Comprehensive Plan (2009). The Environmental Requirements for proposed data centers included in this amendment are consistent with the Comprehensive Plan goal of development in harmony with existing natural resources. If implemented, LCPD staff review comments will further ensure achievement of this stated goal.

Recommendations

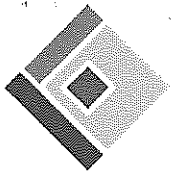
Approval with Comment(s)

Summary Comments

Staff offers the following comments to further strengthen the ordinance pertaining to data centers and to protect residents and the environment from unintended consequences of this use.

Noise & Vibration

- Consider increasing setbacks for noise-producing accessory uses from the proposed 100' to at least 200' from all property boundaries; and



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- Consider requiring all noise studies to be prepared and certified by a professional acoustic engineer, preferably INCE-certified.

Water

Consider requiring the following Water Feasibility Study components:

SLDO: Section 610

- Identification of proposed treatment methods for water used in data center operations prior to its release;
- Identification of water bodies to which water will be released; and,
- Analysis of environmental impacts of proposed water release on these identified water bodies.

Lighting

SLDO: Section 603: when adjacent to a Residential District or residential use, the maximum allowable glare at the property line shall be three-tenths (0.3) foot candles at an elevation three (3) feet above the ground surface

- Consider establishing maximum permissible footcandles for all exterior lighting associated with data centers at any abutting lot line or right-of-way line. Consider a limit of 0.1 footcandle along lot lines abutting residential uses, Residential-zoned districts, and Agricultural-zoned districts, and 0.5 footcandle along lot lines abutting non-residential uses, non-Residential zone, and non-Agricultural zones.

Environmental Impacts

ZO: Section 410 - Floodplain

- Consider prohibiting data center location within any 100-year or 500-year floodplain.
- Similar to the regulations applied for the Pre-Construction and Post-Construction Noise Study for data centers, consider requiring the applicant to provide a Pre-Construction and Post-Construction Environmental Impact Assessment prepared by a professional environmental engineer, environmental planner, or other qualified professional. The assessment should include a comprehensive description of the existing environment at the time of the study, the probable future impacts of the proposed operation, as well as potential regional effects and ecological interrelationships. The assessment should also include an analysis of the following items:

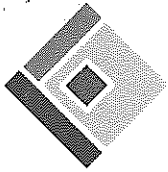
ZO: Section 603 - Special Exception

1. Proposed on-site activities and operations;
2. Scale of operations, including market area served by the facility, hours of operation, floor space requirements, total number of employees per shift, and overall site size;
3. Any environmental impacts that are likely to be generated during and after construction that cannot be avoided (e.g., odor, noise, smoke, dust, litter, glare, heat islands, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.);
4. Identification of any area, condition, or feature that is environmentally sensitive, including floodplains, riparian buffers, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, hydric soils, hydrologic soil groups, areas of high-water table, mature stands of native vegetation, and aquifer recharge and discharge areas;
5. Statement of impact upon critical areas and of adverse impacts that cannot be avoided;
6. Specific measures to mitigate or eliminate adverse environmental impacts during and after construction, as well as the application of environmental protection measures, procedures, schedules and design considerations;
7. Evidence that the impacts generated by the proposed use fall within acceptable levels as regulated by federal, state, and commonly accepted standards; and,
8. Consistency with municipal and county comprehensive plans including: a) an assessment of the impact of the proposed use on the goals of the respective plans, b) identification of mitigation measures to offset any conflicts with the comprehensive plan, particularly regarding any degradation, diminution, or depletion of public natural resources.

Decommissioning and Electronic Waste

Consider expanding Decommissioning Plan requirements, to include provisions for;

- A reasonable timeframe after ceasing operations for full site remediation if non-operational data center buildings



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- and accessory structures are to be disassembled and deconstructed;
- Procedures for the safe removal, recycling, and disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products, which will apply in cases when the data center is updated or decommissioned, pursuant to federal, state, and local standards for removal and disposal;
- In cases of disassembly or deconstruction, procedures for the safe removal, recycling, and disposal of any non-utility-owned components, including foundations, footers, poles, wires, and conduits, as well as all fencing, exterior lighting, and solar energy equipment;
- Identification of the party responsible for carrying out the Decommissioning Plan;
- Cash escrow security, performance bond, surety bond, or other form of financial assurance, based on a decommissioning financial estimate;
- A fully executed Decommissioning Agreement between the Township of Ephrata and the party responsible for implementing the Decommissioning Agreement.

Emergency Planning

SLDO: Sections 403 & 612

Consider requiring an Emergency Management Plan to be reviewed and accepted by the local fire department and emergency management services as part of the Special Exception and/or Land Development process. Such plan should include the following components:

- Detailed procedures for fire suppression, containment, ventilation, and evacuation;
- Evaluation of access roads and hydrant locations to ensure suitable access for emergency equipment within the site;
- Provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center;
- Provisions to ensure that all first responders will receive adequate training specific to the installed system; and
- Demonstration of compliance with the National Fire Protection Associate (NFPA) for any proposed battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether for use on-site or off-site.

This review was completed with assistance from Aim Terranova, Planner, and Christine Le, Sr. Planner.

Articles III, IV, V, and VI of the Pennsylvania Municipalities Planning Code establish standards and procedures for the review of Comprehensive Plans, Official Maps, Ordinance Amendments, and other documents. The Lancaster County Planning Department offers these recommendations and advisory comments which are for municipal consideration.

This document is the Lancaster County Planning Department's draft of a review scheduled for potential discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

Due to the minor nature of this **Zoning Ordinance Text Amendment**, its review has been delegated to the Lancaster County Planning Department (LCPD) staff. LCPD has reviewed this **proposed zoning ordinance text amendment** and recommends **approval**.

ssawyer@ptd.net

From: Shari Lentz [REDACTED]
Sent: Monday, March 30, 2026 10:20 AM
To: ssawyer@ptd.net
Subject: Re: Mainspring Mountain trails follow up

Hello Steve,

Last week Mainspring of Ephrata held an annual public meeting. Over 100 people turned up over their two meetings and many of them had concerns over the Ephrata Mountain project. Many questions were asked and very few answers provided. I know I have checked in with you in the past and you had nothing new on this project besides the initial brochure that had been dropped off on your desk in 2023.

I would like to come to Tuesday evenings Township meeting and share the homeowners concerns and questions and make you aware of what took place at that meeting.

Is coming to the meeting the best route? Or would a one on one meeting with you be better? Let me know.

Thanks
Shari Lentz
[REDACTED]

**EPHRATA TOWNSHIP 2026
ROADWORK BIDS**

Middle Creek Road / Old Meadow Valley Road / Spring Glen Drive - In-Place Paving Project Per Specifications

	<u>Total</u>
1. New Enterprise Stone and Lime Co., Inc.	\$179,445.88
2. H & K Group, Inc.	\$193,028.62
3. Pennsy Supply, Inc.	\$224,407.01

Recommendation – Award to New Enterprise
2026 Budget Amount - \$212,600

Municipal Parking Lot Paving Project

	<u>Total</u>
1. Pennsy Supply, Inc.	\$58,091.71
2. H & K Group, Inc.	\$58,194.08
3. Martin Paving Inc.	\$58,725.00

Recommendation – Award to Pennsy Supply
2026 Budget Amount - \$61,577

250 TONS 25MM SUPERPAVE (FOB)

	<u>Unit Price</u>	<u>Total</u>
1. New Enterprise Stone and Lime Co., Inc.	\$54.10	\$13,525.00
2. Allan Myers LP	\$59.50	\$14,875.00
3. Pennsy Supply, Inc.	\$60.34	\$15,085.00

Recommendation – Award to New Enterprise
2026 Budget Amount - \$14,500

200 TONS 19 MM SUPERPAVE (FOB)

	<u>Unit Price</u>	<u>Total</u>
1. New Enterprise Stone and Lime Co., Inc.	\$58.10	\$11,620.00
2. Allan Myers LP	\$62.75	\$12,550.00
3. Pennsy Supply, Inc.	\$65.21	\$13,042.00

Recommendation – Award to New Enterprise
2026 Budget Amount - \$12,460

**EPHRATA TOWNSHIP 2026
ROADWORK BIDS**

250 TONS 9.5 MM SUPERPAVE (FOB)

	<u>Unit Price</u>	<u>Total</u>
1. New Enterprise Stone and Lime Co., Inc.	\$62.40	\$15,600.00
2. Allan Myers LP	\$68.75	\$17,187.50
3. Pennsy Supply, Inc.	\$76.55	\$19,137.50

Recommendation – Award to New Enterprise
2026 Budget Amount - \$16,938

1800 TONS 2A Stone FOB

	<u>Unit Price</u>	<u>Total</u>
1. Allan Myers LP	\$6.50	\$11,700.00
2. Pennsy Supply, Inc.	\$7.75	\$13,950.00
3. New Enterprise Sone and Lime Co., Inc.	\$12.50	\$22,500.00

Recommendation – Award to Allan Myers LP
2026 Budget Amount - \$14,500

200 TONS ASSHTO #1 (FOB)

	<u>Unit Price</u>	<u>Total</u>
1. New Enterprise Sone and Lime Co., Inc.	\$15.35	\$3,070.00
2. Pennsy Supply, Inc.	\$13.50	\$2,700.00 *(\$3,472.44)
3. Allan Myers LP	\$16.00	\$3,200.00

* Pennsy Supply – East Petersburg Quarry is 24 minutes and 15 miles from the Township building. The New Enterprise Martindale Road Quarry is 13 minutes and 5.6 miles from the Township Building. Ephrata Township hauling 20 loads (10 tons per truckload) from the Pennsy Quarry is an additional 7.33 hours of equipment and labor costs to the Township. Using the FEMA equipment rates (\$74.83/hour) and the average hourly rate for our maintenance personnel (\$30.55/hour), this adds an additional cost of \$772.44 to the Pennsy Supply bid.

Recommendation – Award to New Enterprise
2026 Budget Amount - \$3,300

**EPHRATA TOWNSHIP 2026
ROADWORK BIDS**

100 TONS ASSHTO #3 (FOB)

	<u>Unit Price</u>	<u>Total</u>
1. New Enterprise Sone and Lime Co., Inc.	\$15.35	\$1,535.00
2. Pennsy Supply, Inc.	\$13.50	\$1,350.00 *(\$1,736.22)
3. Allan Myers LP	\$16.00	\$1,600.00

*Pennsy Supply – estimated additional equipment and labor cost for the Township totals \$386.22.

Recommendation – Award to New Enterprise
2026 Budget Amount - \$1,650

200 TONS #4 RIP RAP - FOB

	<u>Unit Price</u>	<u>Total</u>
1. New Enterprise Sone and Lime Co., Inc.	\$21.50	\$4,300.00
2. Pennsy Supply, Inc.	\$21.00	\$4,200.00 *(\$4,972.44)
3. Allan Myers LP	\$25.00	\$5,000.00

*Pennsy Supply – estimated additional equipment and labor cost for the Township totals \$772.44.

Recommendation – Award to New Enterprise
2026 Budget Amount - \$4,600

75 TONS ASSHTO #9 / Anti Skid (Delivered to Twp.)

	<u>Unit Price</u>	<u>Total</u>
1. Allan Myers LP	\$30.56	\$2,292.00
2. Pennsy Supply, Inc.	\$31.12	\$2,334.00
3. New Enterprise Sone and Lime Co., Inc.	No Bid	

Recommendation – Award to Allan Myers
2026 Budget Amount - \$1,875

***EPHRATA TOWNSHIP 2026
ROADWORK BIDS***

200 TONS ASSHTO #57 (FOB)

	<u>Unit Price</u>	<u>Total</u>
1. New Enterprise Sone and Lime Co., Inc.	\$15.50	\$3,100.00
2. Pennsy Supply, Inc.	\$13.50	\$2,700.00 *(3,472.44)
3. Allan Myers LP	\$16.00	\$3,200.00

*Pennsy Supply – estimated additional equipment and labor cost for the Township totals \$772.44.

Recommendation – Award to New Enterprise
2026 Budget Amount - \$3,300

March 19, 2026

Steve Sawyer
Township Manager & Zoning Officer
Ephrata Township, Lancaster County
265 Akron Road
Ephrata, PA 17522

Via email: ssawyer@ephratatownship.org

Re: Weber Tracts
315 Summit Drive, Ephrata
LCEC Project No: 66-6
Time extension letter

Dear Mr. Sawyer:

On behalf of Jeffrey & Stephanie Weber, we offer a 90-day extension of time for the review and approval of the above-referenced application. This extends the review and approval time from 4/24/2026 to 7/23/2026.

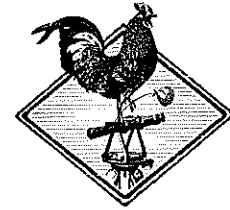
I trust that this request provides you with the information you need, however please do not hesitate to contact me with any questions or if you need additional information.

Sincerely,



TJ Acosta, PE, Project Engineer
LANCASTER CIVIL

cc: n/a



LANCASTER CIVIL

★ ★ *engineering company* ★ ★

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Sandy Gladfelter

Lead Coordinator Community Health & Wellness
[REDACTED]
[REDACTED]

From: Gladfelter, Sandra
Sent: Friday, January 2, 2026 11:47 AM
To: ssawyer@ptd.net
Subject: Get Outdoors (GO) Lancaster 2026

Good morning,

I am reaching out regarding the utilization of Ephrata Township Community Park for the Get Outdoors (GO) Lancaster program for the summer of 2026.

WellSpan Health partners with the library systems across the region (Adams, Cumberland, Franklin, Lancaster, Lebanon, Union and York counties) to offer a free program designed for children and their families. This program, run in conjunction with the library summer read program, encourages children and adults to explore the outdoors by hiking trails and hikes in community, local, and state parks in the respective county.

When we identify the parks we'd like to have participate (and often times parks are now reaching out to us to be included in the program), we map out a hike and write clues to help the participant locate a wooden post that we place in the park. The post, which is a 4' high, by 4"x4" post, comes with a rubbing plate (like an etching plate) on the top. On this is an icon that correlates to the theme of the program that year. This year's theme will be GO and Discover the Past and is all about history, industry and dinosaurs (all to correlate with the 250th Anniversary Celebration of the US). When children reach the post, they place their rubbing sheet over the icon and use a crayon or pencil to "rub" the icon, which then transfers that image to their rubbing sheet. There is also a 4-digit code on the etching, which the parents/guardians enter into a library app called Beanstack to have their child(ren) earn credit for completing that hike. There are 20 hikes throughout Lancaster County and we encourage participants to complete as many of them as possible during the summer months. We know that obesity rates among children (and adults) is statistically high and WellSpan offers this program to encourage children and families to be physically active and engage in family time activities. Additionally, during the summer, we know that children are not engaged in active school learning, so by collaborating with the libraries and the summer read program, we are encouraging children to continue to read, either by reading clues to hikes or reading the suggested books we identify that connect to the respective icon at each park.

The post would be attached to a tree using steel banding, that we provide, that would circle the tree and be screwed into the sides of our post. This secures the post and helps to prevent removal of the post and vandalism. We would maintain the post and replace it (or fix it) if anything were to happen to it during the program. We know if something occurs as participants locate the post and find something amiss, they reach out on the Get Outdoors (GO) Lancaster Facebook page, and then we will take care of it. The program starts Monday, June 1st, so the post would likely be placed Friday (or the weekend) of that week and would remain in place until the program ends in mid-August. We will then return and remove the post. Once all the data is collected, a report will be sent to each park utilized, stating the number of individuals that logged that code for that park and the total distance traveled. Our goal is to drive participants to these parks and help them enjoy the outdoors while respecting nature.

I am requesting permission to place a post on the grounds of Ephrata Township Community Park for GO Lancaster 2026. If you have any further questions, please don't hesitate to reach me via email or on my cell – 717.332.0663. If interested, I can share the park map, clues and post location photos that we have mapped out for the park.

Thank you,
Sandy