EPHRATA TOWNSHIP BOARD OF SUPERVISORS
AGENDA
November 3, 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 October 20, 2026 meeting.

5. StayAPT Suites Hotel Ephrata – Subdivision and Land Development Plan

6. Staff Reports

   Township Manager – Steve Sawyer

   - Ephrata Police Department – Request to Close Springhouse Road for One Day for Enforcement Detail
   - Zimmerman Auto Body Supplies – DEP Planning Module
   - MCR Property Investments, LLC (521 West Trout Run Road) – Time Extension
   - Concrete Walls Unlimited – Time Extension
   - Appoint Supervisor as Treasurer
   - Resolution – LSA Grant Application

   Solicitor – Tony Schimaneck

   Township Engineer- Melissa Kelly

   - Plans Under Review

   Administrative Actions

   Approval of payment of bills

   Correspondence – Secretary

EPHRATA TOWNSHIP SUPERVISORS' MEETING

October 20, 2026

The Ephrata Township Supervisors met on this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania.

Present were	Supervisors:	Tony Haws
		Joe Strosser
		Mike Burkholder
	Twp. Manager:	Steve Sawyer
	Admin Assist:	Jennifer Carvell
	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.

PUBLIC COMMENTS NON-AGENDA ITEMS

Bridget Hands, resident of East Hill Street was in attendance to formally thank the Board of Supervisors for their attendance at the most recent Mainspring of Ephrata Community Meeting event and showing their support.

A motion was made by Mike Burkholder 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 October 6, 2026 Supervisors' Minutes and to approve them as presented. The motion was seconded by Mike Burkholder and carried unanimously.

POLICE CHIEF CHRIS MCKIM – LANCASTER COUNTY DRUG TASK FORCE OFFICER

Chief McKim was present to request that Ephrata Township support assigning an Ephrata Police Department officer to serve on the Lancaster County Drug Task Force. The assignment would be for a minimum of three (3) years and a breakdown of the costs for each municipality covered by Ephrata Borough Police Department was provided. If approval from each of the four municipalities is received, the hiring process for a police officer would begin immediately with the goal of sending an existing officer to the LCDTF in the beginning of July of 2027. Chief McKim stated that Adamstown Borough and West Cocalico Township need to approve the participation, but no negative feedback has been received to date. Manager Sawyer stated that if the Board

decides to participate, the preliminary budget can be adjusted with minimal impact on the overall budget.

A motion was made by Joe Strosser to approve the Ephrata Borough Police Department sending an officer to serve on the Lancaster County Drug Task Force as presented. The approval is subject to the condition that all four municipalities approve the participation and cost sharing. The motion was seconded by Mike Burkholder and carried unanimously.

MARTIN'S REDEVELOPMENT SITE – LAND DEVELOPMENT PLAN

William Fredericks of RGS and a representative from JF Martin were present. William Fredericks presented the proposed Land Development to the Board of Supervisors. The project proposes a 39,100 SF grocery store, and a 4,761 SF bank with drive through. The building that used to be on the site was 98,000 SF prior to the fire that destroyed a portion of the building. The entire former building has been demolished and removed from the site. The proposed square footage of the new building is approximately half of what previously existed. The overall impervious surface of the site will be reduced by approximately 27,000 SF. The current plan is for the southwest corner of the site to be a convenience store that will be developed under a separate land development plan in the future. There are no changes proposed to the access drive on West Main Street, so PennDOT approval is not needed at this time. The Board of Supervisors were provided with Rettew Associate's Review Letter dated October 16, 2026. In addition, the Ephrata Planning Commission and Lancaster Planning Commission reviewed the proposed Land Development Plan and the Board of Supervisors were provided with their recommendations prior to the meeting. Modifications are being requested.

A motion was made by Joe Strosser to approve a Waiver to Section 305 – Preliminary Plan Processing Procedures, based on the justification that was provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Mike Burkholder to approve a Waiver to Section 602.E.5 – Curb Radii, based on the justification and alternative that was provided. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to approve a Waiver to Section 602.E.7 – Clear Sight Triangle, based on the justification and alternative that was provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Mike Burkholder to approve a Waiver to Section 603.C.1 – Interior Curbing, based on the justification and alternative that was provided. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to approve a Waiver to SWMO Section 409.1.B.3.a Volume Control Loading Ratios based on the justification that was provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Joe Strosser to approve the Martin's Final Lot Add-On and Land Development Plan conditional upon Rettew Associates Letter dated October 16, 2026. The motion was seconded by Mike Burkholder and carried unanimously.

EPHRATA COMMUNITY AMBULANCE ASSOCIATION – 2027 BUDGET REQUEST

Art Brenneman, 2nd Vice President of the Ephrata Community Ambulance Association provided a presentation to the Board of Supervisors which gave an overall view of where the ambulance association started back in 1961 and what it has grown to become today. The ECAA has recently added advanced life support in addition to its basic and intermediate services and provides medical transportation and first aid standby at local events. There were 3132 total calls for service in 2025 and 982 of the calls were in Ephrata Township. The Ambulance Association requested that the Board of Supervisors consider donating $30,000.00 in 2027 and funding $30,000.00 for the future purchase of a new ambulance. The Board of Supervisors thanked ECAA for their presentation and service to the community. The funding request will be considered when the Board discusses the preliminary budget.

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 September totaling 503 incidents. There were 12 arrests and 38 traffic citations. In addition, the Supervisors were provided with a report from September of 2025 for comparison. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- **Act 167 Plan Phase 2 – Local Match Cost Sharing.** Manager Sawyer provided the Board of Supervisors with correspondence from Mark Huber, Senior Planner of the Lancaster County Planning Department, regarding the participation in the Lancaster County-Wide Storm Water Plan - Act 167 Plan process. LCPD will be submitting a state grant no later than January 2027. If awarded, the state grant funds would be available in the fall of 2027. The grant will cover $371,000, which is 75% of the overall cost. The County and local municipalities would be responsible for the remaining 25%. The total fee that Ephrata Township would be responsible for is $1,100.00. Staff is recommending that the Township participate in the Lancaster County Act 167 Plan.

A motion was made by Joe Strosser authorizing the execution of a Letter of Support committing Ephrata Township to partner with the Lancaster County Planning Department for Phase 2 of the Act 167 Plan (Countywide Stormwater Management Plan). The motion was seconded by Mike Burkholder and carried unanimously.

- **Weber Tract Subdivision – Time Extension to Act on the Plan.** Ephrata Township received a letter from Lancaster Civil Engineering on behalf of Jeffrey and Stephanie Weber dated October 13, 2026 granting a 90-Day Time Extension for the Township to act on their subdivision plan. This extends the approval time from October 21, 2026 to January 19, 2027.

  A motion was made by Mike Bukholder to accept the 90-Day time extension for the Weber Tract Subdivision. The new expiration date is January 19, 2027. The motion was seconded by Joe Strosser and carried unanimously.
- **Jerry Balmer – Financial Security Reduction.** The Township received a Rettew Associates Financial Security Reduction letter dated October 13, 2026 recommending a reduction of $48,351.60 leaving a balance of $14,696.75 to cover the cost of the remaining items noted be completed.

  A motion was made by Joe Strosser to approve the Financial Security Reduction for Jerry and Pamela Balmer in the amount of $48,351.60 leaving a remaining balance of $14,696.75. The motion was seconded by Mike Burkholder and carried unanimously.
- **Mark Martin – Financial Security Release.** The Township received a Financial Security Reduction letter from Rettew Associates dated October 15, 2026 for Mark and Lorraine Martin of 1601 Lincoln Road. Rettew Associates is recommending full release conditional upon completing the As-Built Plans as outlined in Rettew's Letter.

  A motion was made by Joe Strosser to approve the full release of the Financial Security for Mark and Lorraine Martin conditional upon Rettew Associates Letter dated October 15, 2026. The motion was made by Mike Burkholder and carried unanimously.
- **Future MS4 Project – Municipal Collaboration.** Manager Sawyer attended a meeting with West Earl Township and Akron Borough regarding collaboration on a future MS4 Project. Land Studies conducted the meeting and minutes were provided for the Board of Supervisors to review prior to the meeting. It was discussed that DEP is beginning to focus on volume control and working with surrounding municipalities on one large project could be beneficial and cost effective. Manager Sawyer stated that Ephrata Borough was invited but unable to attend. It was also discussed that the group contact East and West Cocalico Townships, Denver Borough and Clay Township to see if they would be interested in participating. The Board of Supervisors were in favor of continuing discussions with the neighboring municipalities concerning a future joint municipal MS4 project.
- **LSA Grant Application – Skid Loader.** Manager Sawyer stated that there is a State Local Share Account grant program available to municipalities to purchase equipment. The Township's current Bobcat S250 skid loader is 20 plus years old and is beginning to

have costly maintenance needs. Staff received a quote from Bobcat for a new S650 model that is typically quoted to replace a S250. The quote amount received was $63,657.53. Manager Sawyer recommended submitting an LSA Grant Application with the assistance of Rettew Associates.

A motion was made by Joe Strosser to authorize staff to prepare an LSA Grant Application for the purchase of a new S650 Bobcat Skid Loader. The motion was seconded by Mike Burkholder and carried unanimously.

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

Jerry Balmer – Release of Financial Security
Mark Martin – Release of Financial Security
Zimmerman Auto – LDP
141 Martindale Road – Greenhouse Project
Traffic Study – Lancaster Log Cabins
MS4 Annual Report

APPROVAL OF BILLS

A motion was made by Joe Strosser to accept the list of checks written and to pay any bills pending. The motion was seconded by Mike Burkholder and carried unanimously.

CORRESPONDENCE

Joseph Strosser stated that there was nothing else to add to the meeting.

Chairman Tony Haws stated that there will take a brief recess at this time followed by an the Budget Work Session.

The meeting was readjourned at 7:58 am.

2027 BUDGET WORK SESSION

Manager Sawyer presented the proposed preliminary 2027 general fund budget and the 2027 liquid fuels / highway budget to the Board.

A motion was made by Mike Burkholder to approve the 2027 Ephrata Township preliminary budget and liquid fuels/highway budget as presented with one correction - an increase in Account 410.532 – Lancaster County Drug Task Force from $10,391 to $15,020. The motion was seconded by Joe Strosser and carried unanimously.

The 2027 preliminary budget will be advertised and available for review by the public during regular business hours. The 2027 budget is scheduled to be adopted by the Board at their regular meeting on December 1, 2026 at 7:00 p.m.

A motion was made by Joe Strosser to adjourn the meeting at 9:07 am. The motion was seconded by Mike Burkholder and carried unanimously.

_____

Anthony K. Haws

_____

Joseph E. Strosser

_____

Richard Michael Burkholder

RETTEW

We answer to you.

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

Engineers
Environmental Consultants
Surveyors
Landscape Architects
Safety Consultants

August 31, 2026

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

RE: StayAPT Hotel (9 & 11 Hahnstown Road)
Preliminary/Final Subdivision and Land Development Plan
Review No. 3
RETTEW Project No. 0111403067

Dear Mr. Sawyer:

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

1. 42 Land Development Plan sheets dated September 16, 2025, revised August 14, 2026
2. Comment Response letter dated August 14, 2026
3. Stormwater Management Report dated September 16, 2025, revised August 5, 2026
4. National Pollutant Discharge Elimination System (NPDES) Permit Approval letter dated April 27, 2026
5. Five Retaining Wall plans dated June 12, 2026
6. Supporting miscellaneous documentation.

We have the following comments for your consideration:

REQUESTED MODIFICATIONS

SUBDIVISION AND LAND DEVELOPMENT

A. Section 305 – Preliminary Plan Processing Procedures

The applicant has requested a modification of the requirement to process a preliminary plan and in the alternative, proceed directly to final plan.

We recommend approval of this waiver based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.

B. Section 602.A.7 – Reconstruction of Existing Streets

The applicant is requesting a deferment of the requirement to reconstruct Hahnstown Road (SR 1051) and Division Highway (SR 322) and provide curb and sidewalk for Lot 1. Lot 2, along Hahnstown Road, is being improved to PennDOT requirements and includes curb and sidewalk.

We recommend the Township allow the applicant to defer the reconstruction of Hahnstown Road (SR 1051) and Division Highway (SR 322) and curb and sidewalk for Lot 1 until such time as PennDOT or the Township determines that the improvements are necessary.

C. Section 602.E.5 – Cartway Edge at Street Intersections

The applicant has requested a modification of the requirement to provide a radius of 50 feet at the intersection of the proposed drive with Hahnstown Road (SR 1051) and in the alternative, provide a radius of 15 feet with the justification that Hahnstown Road is a state road falling under the jurisdiction of PennDOT which requires a 15-foot radius for low volume driveways.

We recommend the Township approve this modification request based upon the alternative and justification provided.

D. Section 602.E.7 – Clear Sight Triangle

The applicant has requested a modification of the requirement to provide a 100-foot clear sight triangle and in the alternative, provide a 50-foot clear sight triangle.

We recommend the Township approve this modification request based upon the justification and alternative provided.

E. Section 609.B – Commercial Landscaping

The applicant has requested a modification of the requirement to provide a planted visual barrier between Lot 2 and the adjacent Agricultural use. The applicant has provided landscaping along the bottom of the retaining wall.

We recommend the Township approve this modification request with the condition the applicant provide written consent of the modification request and proposed landscaping, along the bottom length of the retaining wall, from the adjoining landowner.

STORMWATER MANAGEMENT

A. Section 409.1.A – Volume Control

The applicant has requested a modification to meet the Ephrata Township Stormwater Management Ordinance Volume Control requirements. In the alternative, the applicant is proposing the use of a Managed Release Concept (MRC) stormwater facility.

We recommend the Township approve this modification request with the condition that the proposed MRC approach is approved by the Pennsylvania Department of Environmental Protection (PA DEP) and approval is provided to the Township.

B. Section 409.1.B.3.b – Volume Control Facility Loading Ratios

The applicant has requested a modification to exceed the maximum allowable loading ratios in karst areas. In the alternative, the applicant has provided recommendations and requirements from their geotechnical engineer to offset the loading ratio increases. The applicant has noted the requirements on the plan.

We recommend the Township approve this modification request based upon the alternative and justification provided.

SUBDIVISION AND LAND DEVELOPMENT

1. Any approved modification(s), including conditions of approval, and date(s) of final action by the Board of Supervisors needs to be included on the plan (§ 402.D.14, 403.D.18).

2. All plan certificates need to be completed prior to recording the plan (§ 402.E , 403.E.1).

3. An ownership, use and maintenance agreement, in a recordable form acceptable to the Township, needs provided for the proposed access easement. The agreement needs to include provisions for residents and visitors to the church property to enter and exit over the hotel property (§ 403.D.6).

4. Financial security in the amount of **$583,454.37** and a financial security agreement need to be provided (§ 403.E.2.f, 501).

5. Evidence of approval of water and sewer design, including financial security, needs to be provided (§ 403.E.2.g, 610).

6. Provide a cross-access agreement for the proposed access into the church property for review and approval (§ 612).

7. The retaining wall design review will be provided under separate cover.

TRAFFIC

1. We recommend the applicant consider providing two-way traffic for the connection between the church and the hotel property.

STORMWATER MANAGEMENT

1. An operations and maintenance program, in a 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. All certificates need to be completed prior to recording the plan (§ 304.1)

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@ephratatownship.org)
Aaron Bricker, RLA, RGS Associates, Inc. (abricker@rgsassociates.com)
K. Craig Smith, RLA, RGS Associates, Inc. (csmith@rgsassociates.com)

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EPHRATA TOWNSHIP PLANNING COMMISSION
MINUTES
August 25, 2026

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, Andy Burkholder and Danny Redcay, Township Engineer Melissa Kelly and Township Manager Steve Sawyer.

A motion was made by Andy Bollinger to approve the minutes of the June 23, 2026 meetings as written. The motion was seconded by Dale Garman and carried unanimously.

StayAPT Hotel – Preliminary/Final Subdivision and Land Development Plan

Aislynn Herbst from RGS Associates presented the plan to the Commission. The plan proposes to consolidate two properties owned by Bergstrasse Evangelical Lutheran Church and subdivide roughly 2.4 acres along Hahnstown Road that will accommodate a 4-story, 95 room hotel. A new access drive to Hahnstown Road, 98 parking spaces, storm water management facilities and associated utility connections are also proposed. The new driveway will require a Highway Occupancy Permit through PennDOT. The HOP has been submitted to PennDOT and is expected to be approved soon.

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

A motion was made by Dale Garman to recommend disapproval of a waiver to Section 602.A.7 – Reconstruction of Existing Streets, Curbing and Sidewalk, but to allow the applicant to defer the reconstruction of the streets, curbing and sidewalk on the remaining lands of Bergstrausse Lutheran Church until such time as PennDOT or the Township determines that the improvements are necessary. Road widening, curbing and sidewalk will be installed on the hotel property. The motion was seconded by Andy Burkholder and carried unanimously.

A motion was made by Jim Stauffer to recommend approval of a waiver to Section 602.E.5 – Cartway Edge at Street Intersections, based on the justification that was provided and the condition that the applicant label the radii on the plan. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Andy Bollinger to recommend approval of a waiver to Section 602.E.7 – Clear Sight Triangle, based on the justification and alternative that was provided. The motion was seconded by Dale Garman and carried unanimously.

A motion was made by Dale Garman to recommend approval of a waiver to Section 609.B – Commercial Landscaping, based on the justification that was provided and based on the condition that the applicant provide written consent of the modification request and proposed landscaping, along the bottom of the length of the retaining wall, from the adjoining property owner.. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Jim Stauffer to recommend approval of a waiver to SWMO Section 409.1.A – Volume Control, based on the justification that was provided and the condition that the managed release concept is approved by PADEP. The motion was seconded by Dale Garman and carried unanimously.

A motion was made by Jim Stauffer to recommend approval of a waiver to SWMO Section 409.1.B.3.b – Volume Control Facility Loading Ratios, based on the justification that was provided. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Dale Garman to recommend conditional approval of the plan based on the applicant addressing all of the comments contained in the Township Engineer's letter dated April 22, 2026 to the satisfaction of the Township. The motion was seconded by Andy Bollinger and carried unanimously.

Martin's Redevelopment Site – Preliminary/Final Lot Add-On and Land Development Plan

Craig Smith from RGS Associates presented the plan to the Commission. The project proposes a 39,100 SF proposed grocer, and a 4,761 bank with a drive through. The site was previously developed with a grocer and furniture store totalling approximately 98,000 SF, until fire destropyed a portion of the buildings and the site was partially leveled. The proposed square footage of the uses is nearly half of what previously existed. The overall impervious surface of the site will be reduced by approximately 27,000 SF. The southwest corner of the site will contain a future use that will be submitted as a separate land development plan in the future.

The primary access points to the site will be an existing access drive onto West Main Street and two access drives onto Hackman Road. There are no changes proposed to the West Main Street access so PennDOT approval will not be required. The proposed project will be served by public water and sewer with utility extensions utilizing mains within West Main Street.Storm water will be handled via two subsurface infiltration facilities in order to meet storm water requirements of Ephrata Township and DEP. An NPDES permit for the project has been approved by PADEP. Significant screening is being proposed along the property line abutting the Charity Gardens housing development.

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

A motion was made by Dale Garman to recommend approval of a waiver to Section 602.E.5 – Curb Radii, based on the justification and alternative that was provided. The motion was seconded by Jim Stauffer and carried unanimously.

A motion was made by Andy Bollinger to recommend approval of a waiver to Section 602.E.7 – Clear Sight Triangle, based on the justification and alternative that was provided. The motion was seconded by Dale Garman and carried unanimously.

A motion was made by Jim Stauffer to recommend approval of a waiver to Section 603.C.1 – Interior Curbing, based on the justification and alternative that was provided. The motion was seconded by Dale Garman and carried unanimously.

A motion was made by Dale Garman to recommend approval of a waiver to SWMO Section 409.1.B.3.b – Volume Control Facility Loading Ratios, based on the justification that was provided. The motion was seconded by Andy Bollinger and carried unanimously.

A motion was made by Dale Garman to recommend conditional approval of the plan based on the applicant addressing all of the comments contained in the Township Engineer's letter dated August 5, 2026 to the satisfaction of the Township. The motion was seconded by Danny Redcay and carried unanimously.

A motion was made by Jim Stauffer to adjourn the meeting at 8:00 PM. The motion was seconded by Dale Garman and carried unanimously.

LANCASTER COUNTY
PLANNING
Lancaster, Pennsylvania

Subdivision/Land Development Plan Review

Plan Name
StayAPT Suites Hotel - Ephrata

S/LD #
25-53

Project Description
To consolidate two lots, to subdivide a 13.007-acre property with an existing church building and cemetery, and on a 2.413-acre lot, to replace an existing dwelling with a 93-room hotel and associated infrastructure

Gross Acreage
17.266

Date of Completed Application Receipt
2025-10-10

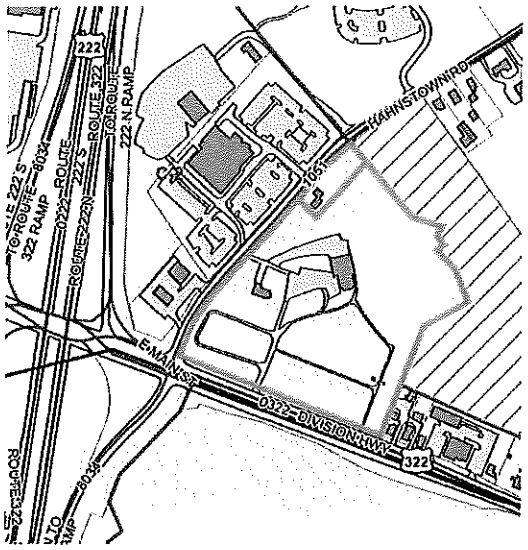
Date of Review
2025-11-04

Municipality/Municipalities
Ephrata Township

Project Address(es)
11 Hahnstown Road, Ephrata

Project Location/Direction and Distance
Southeast side of Hahnstown Road, north side of Route 322

Parcel Account Number(s)
2703379500000; 2703398100000



Existing Zoning District(s)
Ephrata Township: Mixed Use

Existing Land Use(s)
Cultural Activities

Designated Growth Area
Ephrata-Akron

places2040 Character Sector
Suburban

Owner Name
Bergstrasse Evangelical Lutheran Church

Applicant Name
Destiny Builders & Management

Consulting Firm
RGS Associates Inc.

LCPD's Regional Liaison
Joella Neff

places2040 Consistency

Growing Responsibly: Prioritize opportunities to redevelop built areas and fill in the gaps in urban areas

The project site is served by public water and sewer services, and it is located within the Ephrata-Akron Urban Growth Area.

Comments Regarding Site Design

1. Revised deeds for the resultant lots should be recorded as part of this plan approval.

2. Because LCPD records indicate that Lot 2 contains a dwelling that was built prior to 1936 but is now proposed to be demolished, a plan note should be added to reference this historic resource.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.

GRAYBILL
ENGINEERING LLC

October 14, 2026

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

RE: Zimmerman Auto Body Supplies
Sewage Planning Module
Project No. 24-3290-01-A

Dear Mr. Sawyer:

We have been working with Mr. Dale High to obtain his perc and probe test results for the Zimmerman Auto Body Supplies' replacement absorption area along with having him complete his part of the Component 2.

We are now in receipt of this information, and Mr. High has requested that we forward to your attention two copies of the full Planning Module packet.

We kindly ask that the Township complete their portion of the module, then return one copy back to my attention so that it may be submitted to the PADEP.

If you should have any questions or need additional information, please do not hesitate to call at 717-588-2200.

Sincerely,

Todd M. Shoaf, RLA
Senior Project Manager

Copy: Mr. Corey Zimmerman, Zimmerman Auto Body Supplies, Inc.

https://graybilleng.sharepoint.com/sites/office/Shared Documents/Shared Files/24/24-3290-01/LD/Final/Ltr-Ephrata Township-Steve Sawyer-Sewage Planning Module Submission-2026-10-14.doc

PROJECT NARRATIVE
FOR
Zimmerman Auto Body Supplies, Inc.
DEP Code No.: A3-36933-288-2

The "Zimmerman Auto Body Supplies" project is a proposed Subdivision and Land Development Plan project located at 734 Glenwood Drive, Ephrata, PA 17552 and is within Ephrata Township, Lancaster County. The tract consists of 42.697 gross acres and is bounded on the west by Glenwood Drive. Valley View Acres, LP is the owner of the tract and the account # of the parcel is 2703470900000.

The subject tract is currently used primarily for agriculture with a small area of woodlands along the northern portion of the tract. The property is occupied with an existing single-family dwelling and four barns of varying sizes. The existing dwelling is served by an on-site water well and an on-lot sewage disposal system. Ephrata Township's zoning district for a +/- 7.3-acre portion of the tract is RLD Residential Low Density while the remaining +/- 35.2-acre remaining lands is zoned A-Agricultural.

The project proposes to subdivide an approximate 7.3-acre lot (proposed Lot 1) from the parent tract, while the remaining lands (proposed Lot 2) will consist of 35.2-acres.

The project's proposed improvements include the construction a commercial building with a 20,803 SF building footprint, the installation of a new access drive connection to Glenwood Drive, the creation of 57 parking stalls, a two-bay truck loading area, stormwater management facilities, and a water tank for fire suppression. All of these improvements will be located within proposed Lot 1.

Zimmerman Auto Body Supplies will relocate from their adjacent northern property and will occupy the new building within proposed Lot 1. Proposed Lot 2 will remain undeveloped and will continue to be used for agricultural purposes.

The relocation of the Zimmerman Auto Body Supplies business to proposed Lot 1 will include 40 employees. 20 of the employees will be office workers who will be within the building all day, 10 sales and tech employees who start the day at the building but will leave for the rest of the day and sometimes be gone multiple days in a row, and 10 employees who make deliveries and who come and go throughout the day. There are no service workers, auto body repair, or industrial related employees at the business.

DEP's Chapter 73 estimates that office workers generate 10 gallons per day (gpd) of sewage. If all 40 employees are considered office workers, then 400 gpd of sewage would be generated (40 x 10 = 400).

PROJECT NARRATIVE (continued)

In actuality, only 20 employees will be in the building all day. This would equate to 200 gpd of sewage for these employees (20 x 10 = 200). To be conservative, it could be estimated that the remaining 20 employees who are at the building only part of the time could generate 5 gpd of sewage per employee. These employees would then generate a total of 100 gpd (20 x 5 = 100). We feel that a more realistic sewage generation volume would be 300 gpd, however, for this application, we are being conservative and state that the intended sewage flows for the proposed building is 400 gpd.

The subject tract's existing well was sampled and the analysis showed that the average background nitrate concentration of the groundwater sample is 1.46 mg/L. The results of the Preliminary Hydrogeologic Study indicates that an anticipated nitrate buildup of 1.98 mg/L and a minimum lot size of approximately 2.05-acres is necessary. Proposed Lot 1 is 7.3-acres.

This project plans to continue to utilize the existing on-site sewage absorption area for the proposed building on Lot 1 while a replacement absorption area has been provided. Perc and probe testing for the replacement absorption area for proposed Lot 1 has been completed by the Township Sewage Enforcement Officer and the test results are included within the module packet. Perc and probe test results for proposed Lot 2 are also included within the module packet, however at this time, no development is anticipated on Lot 2. Note that there are no public sewer facilities anywhere near the tract nor are there any planned to be installed in the future.

Refer to the enclosed "Planning Module Plan" for the Site Data chart relative to this project.

Wetland Protection: A wetland investigation was performed for the +/- 42-acre parent tract, and the wetlands that were identified within the tract boundary are identified within the survey base drawing. No improvements are proposed to occur within the wetland boundary.

Historic Preservation Act: The PHMC response is included within the module packet.

PNDI: No impacts from the proposed project will result as identified within the U.S. Fish and Wildlife Services clearance letters while no further review is required for any conservation measures as part of the PNDI search.

ALTERNATIVE ANALYSIS
FOR
Zimmerman Auto Body Supplies, Inc.
DEP Code No.: A3-36933-288-2

The chosen method of sewage disposal for the tract is to continue to utilize the existing on-lot septic system's absorption area and to provide a replacement absorption area for proposed Lot 1. Proposed Lot 2, if ever developed, will utilize an on-site sewage disposal system. The existing absorption area was sized for 500 GPD while the proposed commercial building will have a sewage flow of 400 GPD (one EDU), and the on-lot system is considered to be the ultimate long-term method of sewage disposal.

The adjacent properties are either in an agricultural use, residential use, or commercial use. All sewage disposal for the surrounding lots are on-lot septic since no existing sewer mains are located within the immediate area. The current zoning district for the project area is RLD Residential Low Density while the remaining lands is within the A-Agricultural district.

The sewage system for the proposed improvements within Proposed Lot 1 will be owned, operated, and maintained by the property owner.

Acceptable perc and probe testing results were obtained for the replacement absorption area for Lot 1 and for the system within Lot 2.

Experience • Trust • Solutions
DIEHM & SONS
Surveying & Mapping • Civil Engineering • Land Planning

October 21, 2026

Ephrata Township Board of Supervisors
265 Akron Road
Ephrata, PA 17522

SUBJECT: **MCR Property Investments, LLC – Preliminary/Final Plan**
Diehm Project No. 24092

Dear Supervisors:

On behalf of the applicant, we hereby grant the Township additional time to take action on the above-listed application. This extension grants until the February 2027 meeting of the Board of Supervisors. The following is a description of the timeline to date:

Plan submitted to the Township ..... July 31, 2026
Municipal starting date (first Planning Comm. meeting after submission) ..... August 25, 2026
Original 90-day deadline ..... November 23, 2026
New deadline with this extension ..... February 23, 2027

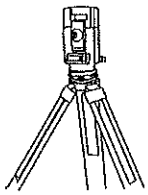
If you have any questions, please call or email me. Thank you.

Sincerely,
DIEHM & SONS, INC.

Thomas C. Matteson
Project Manager

N:\DIEHM PROJECTS\2024\24092\DOCUMENTS\24092 Time Ext #1.docx

BURGET & ASSOCIATES, INC.



7427 Spring Road
New Bloomfield, PA 17068
Phone: 717-582-7011
Fax: 717-582-3557

October 21, 2026

Ephrata Township
265 Akron Road
Ephrata, PA 17522
Via Email: ssawyer@ephratatownship.org
jcarvell@ephratatownship.org

Re: Preliminary / Final Land Development Plan for "Concrete Walls Unlimited" Time Extension

Please accept this letter as a formal request for a time extension for approval of the Concrete Walls Unlimited Land Development Plan. Additional time is needed for infiltration testing.

We are requesting a time continuance until the February 16, 2027 Supervisors meeting.

Thank you for your time on this matter.

Thank you,
Travis Lepperd

Burget & Associates, Inc.

c.c. File

RESOLUTION NO. _____

EPHRATA TOWNSHIP, COUNTY OF LANCASTER
COMMONWEALTH OF PENNSYLVANIA

Be it RESOLVED, that Township of Ephrata of Lancaster County hereby request a Statewide Local Share Assessment grant of $62,309.09 from the Commonwealth Financing Authority to be used for the purchase of a S650 T4 Bobcat Skid Steer Loader to replace Ephrata Township's 2006 S250 Bobcat Skid Steer Loader.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Anthony K. Haws, Chairman of the Ephrata Township board of Supervisors and Steven A. Sawyer, Ephrata Township Manager as the official(s) to execute all documents and agreements between the Township of Ephrata and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Joseph E. Strosser, duly qualified Secretary of the Township of Ephrata, Lancaster County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Ephrata Township Board of Supervisors at a regular meeting held on November 3, 2026 and said Resolution has been recorded in the Minutes of the Township of Ephrata and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Ephrata, this ____ day of _____, 20___.

_____
Name of Applicant

_____
County

_____
Secretary

{TOWNSHIP SEAL}