

EPHRATA TOWNSHIP SUPERVISORS MEETING

February 3, 2026

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

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| Present were Supervisors: | Tony Haws |
| | Ty Zerbe |
| | Joe Strosser |
| Manager: | Steve Sawyer |
| Admin. Assist.: | Jennifer Carvell |
| Bookkeeper: | Valerie Roark |

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

PUBLIC COMMENTS NON-AGENDA ITEMS

A motion to close the public comment period was made by Ty Zerbe. 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 January 20, 2026 Supervisors' Minutes and to approve them as they have been presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **NLR (AB Martin) – DEP Sewage Planning Module Exemption.** The Township received a DEP Planning Module Exemption for the AB Martin Land Development Plan. A 159,000 sf warehouse building is being proposed as part of the project and the entire NLR operation will be connected to public sewer. The Developer is proposing a new public sewer main extension from the existing manhole at the intersection of E. Trout Run Road and Springhouse Road, through an easement on land owned by Matthew & Lorraine Martin, to the NLR site. Staff reviewed the exemption request and are recommending approval as presented.

A motion was made by Ty Zerbe to approve the DEP Planning Module Exemption for the NLR (AB Martin) project as presented. The motion was seconded by Joe Strosser and carried unanimously.

- **Lincoln Heights Holdings LLC – Zoning Hearing Board Application.** Manager Sawyer stated that Lincoln Heights Holdings, LLC has submitted a Zoning Hearing application requesting a Special Exception to construct a 12-unit apartment building on the property located at 1522 Lincoln Heights Avenue, Ephrata, PA in the Residential Medium Density Zoning District. In addition, variances for minimum lot width and screening are also being requested as part of the application. Staff has reviewed the application and is not recommending that the Township present testimony or become a party to the Hearing.

A motion was made by Ty Zerbe to not present testimony or become a party at the Lincoln Heights Holding LLC Hearing scheduled for February 17, 2026. The motion was seconded by Joe Strosser and carried unanimously.

- **Ephrata Baseball Association – Spring Field Reservation Request.** The Township received a request from the Ephrata Baseball Association to reserve the baseball field at the Ephrata Township Community Park from March 1st through July 31, 2026. This is the same request and use that has been permitted in the past. A Certificate of Insurance was also provided.

A motion was made by Joe Strosser to approve the field reservation request for the Ephrata Baseball Association to reserve the baseball field at the Ephrata Township Community Park as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Resolution – Joint Municipal Roadwork Bids.** Manager Sawyer recommended that the Board of Supervisors approved a Resolution to participate in a Co-Operative Bidding and Purchasing Agreement for the procurement of road work identified as chip seal coating and line painting with multiple municipalities. The Township will participate in the bidding for 17,030 square yards of ¼” stone single application seal coating, 38,638 square yards of #8 stone seal coating application and Line Painting for 162,600 feet of double yellow line and 182,500 feet of single white line.

A motion was made by Ty Zerbe to approve the Resolution to participate in a Co-Operative Bidding and Purchasing Agreement for the Procurement of road work identified as chip seal coating and line painting with multiple municipalities as presented. The motion was seconded by Joe Strosser and carried unanimously.

- **LCPC Review – Data Center Zoning Ordinance Amendment.** Manager Sawyer stated that the Lancaster County Planning Commission (LCPC) has reviewed the proposed Data Center Zoning Ordinance Amendment and their comments were submitted to the Board of Supervisors for their review prior to the meeting. Rettew Associates is currently reviewing the comments and will provide a recommendation letter by the next meeting. Any revisions that the Township would decide to make to the Zoning Ordinance Amendment would need to be resubmitted to LCPC for a second review.

Solicitor – Tony Schimaneck

Solicitor Schimaneck stated that his office has been contacted by Manager Sawyer concerning agreements that will be required for the Church Avenue Highway Transfer project. An agreement will be required between Ephrata Township and PennDOT to transfer ownership and maintenance responsibilities of the PennDOT portion of Church Avenue and an agreement will be required between Ephrata Township and Ephrata Borough for the proposed improvements to the section of Church Avenue between Industrial Drive and West Mohler Church Road. At a meeting in January of 2025, the Board of Supervisors passed a motion in support of the highway transfer project and authorized staff to work with PennDOT and Ephrata Borough on the agreements that would be necessary. PennDOT has recently contacted the Township and is now ready to move forward with the project. Additional information will be presented at a future Board meeting.

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

- StayAPT – Storm Water Management meetings
- Walmart Expansion – Land Development Plan
- Data Center Zoning Ordinance Amendment

Jim Caldwell stated that this is the last meeting he will be attending prior to his retirement. He stated that he enjoyed working with Ephrata Township. The Board of Supervisors thanked Jim for all of his years of service and wished him the best in his retirement.

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

Joe Strosser stated that the Township received literature from PennDOT regarding clean and green information.

February 3, 2026 Supervisors' Meeting minutes continued

A motion was made by Joe Strosser to adjourn the meeting at 7:37 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws