

## EPHRATA TOWNSHIP SUPERVISORS MEETING

March 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.

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

The meeting was called to order by Chairman Tony Haws 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 February 17, 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

- **March ZHB Application.** Manager Sawyer stated that Curvin and Etta Shirk and Raymond and Katie Shirk of 125 Martindale Road submitted a Zoning Hearing Board application for a Special Exception to operate a farm-based business at 141 Martindale Road. The applicants are also requesting variances for minimum lot size for a farm-based business and the number of non-resident employees. If zoning approval is granted, a land development plan and PennDOT approval of a Highway Occupancy Permit will be required for the project. 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 Shirk Zoning Hearing scheduled for March 17, 2026. The motion was seconded by Joe Strosser and carried unanimously.

- **Zoning Ordinance Amendment – Schedule Public Hearing.** Manager Sawyer stated that the Ephrata Township Planning Commission reviewed the Zoning Hearing Amendment at their February 24, 2026 meeting. A copy of the minutes

was provided to the Board of Supervisors for their review prior to the meeting. The Planning Commission recommended approval of the Zoning Ordinance Amendment as presented. The next step would be to advertise a Public Hearing for the adoption of the Zoning Ordinance Amendment.

A motion was made by Joe Strosser to approve advertising the Zoning Ordinance Amendment for a Public Hearing on April 7, 2026. The motion was seconded by Ty Zerbe and carried unanimously.

- **Weber Tract Subdivision – Time Extension**. The Township received a letter from TJ Acosta of Lancaster Civil Engineering Company, dated February 18, 2026, granting a 60-day time extension to act on the Land Development Plan for Jeffrey and Stephanie Weber. The new expiration date to act on the plan will be April 24, 2026.

A motion was made by Ty Zerbe to approve the 60-day time extension granted by Jeffrey and Stephanie Weber to act on the Final Land Development for 315 Summit Drive. The new expiration date will now be April 24, 2026. The motion was seconded by Joe Strosser and carried unanimously.

- **2026 Bid Opening – April 1, 2026**. Manager Sawyer provided the Board of Supervisors with a copy of the public notice of the 2026 road projects that were advertised for bid. No action from the Board was needed at this time.
- **Snow Removal Budget**. Manager Sawyer stated that the Township has used 85% of the 2026 snow removal budget to date.

**Solicitor – Tony Schimaneck**

Was not in attendance.

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

- 34 Ridge Avenue – Lot Add-On Plan
- Zimmerman Butcher Shop – Waiver of Land Development
- Countryside Woodcraft – PennDOT Traffic Study
- 227 E. Fulton Street – Land Development Plan

**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 he did not have any additional information to add to the meeting.

*March 3, 2026 Supervisors' Meeting minutes continued*

A motion was made by Joe Strosser to adjourn the meeting at 7:23 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

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Anthony K. Haws

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J. Tyler Zerbe

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Joseph E. Strosser