

Manor Township Supervisors Meeting

Monday, July 2, 2018

7:00 p.m.

Chairman John Wenzel called the meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, July 2, 2018 at 7:00 p.m. Chairman Wenzel led those in attendance in the Pledge of Allegiance to the Flag. The Board of Supervisors was introduced.

Members Present: Brandon Clark, Jay Breneman, John Wenzel, and George Mann
Members Absent: Mike Julian
Staff Present: Ryan Strohecker and Mark Harris
Visitors Present: See attached Sign-In Sheet

Previous Month Minutes – Chairman Wenzel entertained a motion to approve the previous meeting minutes as they have been submitted. Jay Breneman so motioned, George Mann seconded, and the motion carried unanimously.

Financial Report and Accounts Payable – Chairman Wenzel entertained a motion to approve the financial reports and pay all invoices on the accounts payable report. George Mann so motioned, Brandon Clark seconded, and the motion carried unanimously.

Public Comment

Christine Brubaker, 22 Birch Court, commented on a letter she sent to a neighbor regarding trees that fall from his property into the Little Conestoga Creek. Ms. Brubaker also reported she had a theft on her property.

Old Business

LCSWMA Update – Ryan Strohecker commented on a recent article in the newspaper informing the Township and the public that there was an agreement for a proposed settlement reached with the opponents of the landfill and LCSWMA which impacts the Township, specifically those on the Zoning Hearing Board. We are currently waiting to see what gets finalized out of the deal. The Township is not involved in any way.

Funk Farm Extension Request – Bill Swiernik of David Miller/Associates, stated he was present if the Board had any questions. Mr. Strohecker added for the edification of the public, the extension request is the result of the water not being able to get to the site.

Chairman Wenzel entertained a motion to grant an extension of time for the Funk Farm conditional preliminary plan approval. As soon as all outstanding preliminary plan conditions are met, the applicant will have 120 days to submit the final subdivision plans with an absolute

approval extension until July 31, 2019. Jay Breneman so motioned, George Mann seconded, and the motion carried unanimously.

New Business

Rezoning Petition-Crossgates – Ryan Strohecker mentioned the Crossgates rezoning petition was received. Being sought tonight is that the petition be passed onto the Manor Township Planning Commission and Lancaster County Planning Commission.

Brandon Clark motioned to forward the Crossgates rezoning petition to the Manor Township Planning Commission and the Lancaster County Planning Commission, George Mann seconded, and the motion carried unanimously.

Briefing Item-396 South Duke Street Final Subdivision Plan – Todd Vaughn of David Miller/Associates, representing Wilmer Shertzer, owner of the 152 acre property located at 396 South Duke Street, made a presentation. The existing property has two dwellings that consist of an existing farmhouse as well as a tenant house. The proposal is to subdivide the tenant house off with a 1.95 acre lot and create a joint access easement through the property for both parties.

Chairman Wenzel entertained a motion to move the 396 South Duke Street Final Subdivision Plan from a briefing item to an action item. Brandon Clark so motioned, George Mann seconded, and the motion carried unanimously.

Chairman Wenzel entertained a motion to conditionally approve the modifications and final subdivision plan for 396 South Duke Street in accordance with the May 25, 2018 Rettew Review letter. Brandon Clark so motioned, George Mann seconded, and the motion carried unanimously.

Briefing Item-Carol Drive Final Subdivision Plan – Brent Detter of David Miller/Associates, made a presentation and is seeking consideration of a preliminary final lot add on plan and subdivision plan for Carol Drive. The site currently consist of a farmhouse, bank barn and tobacco barn. Two lots will be combined into one lot and then subdivided into 16 lots. Of the 16 lots, 14 will be single family residential dwelling units. One lot will be the existing farm-et. The tobacco building will be torn down. The existing bank barn will remain and the farmhouse will remain. There is a proposed road with a temporary cul-de-sac. Seven of the lots will have access from that road and the remaining eight will have access from Carol Drive. One lot will be a stormwater management lot dedicated for stormwater management. The entire area west of the bridge at the Little Conestoga will be dedicated to the Township for park requirements. All lots will be public water and public sewer. Modification requests are being sought.

Chairman Wenzel entertained a motion to move the Carol Subdivision plan from a briefing item to an action item. Brandon Clark so motioned, George Mann seconded, and the motion carried unanimously.

Chairman Wenzel entertained a motion to conditionally approve the modifications and final subdivision plan for Carol Drive in accordance with the May 11, 2018 Rettew review letter. George Mann so motioned, Jay Breneman seconded, and the motion carried unanimously.

Ordinance 1-2018-Fireworks Ordinance – Ryan Strohecker read the following statement; “This is concerning the adoption of Manor Township Ordinance 1-2018 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on June 18, 2018. This ordinance has been reviewed by our solicitor and if adopted will be enacted five days from tonight’s date per standard procedure of the ordinance.”

Brandon Clark motioned to adopt Ordinance 1-2018, Jay Breneman seconded, and the motion carried unanimously.

Agreement of Sale-961 Manor Boulevard – Ryan Strohecker commented that the 961 Manor Boulevard property is a stormwater basin. The owner of the property reached out to the township and would like to give the property over due to no longer being able to maintain it.

George Mann motioned to allow the Township Manager to sign the Agreement of Sale for 961 Manor Boulevard, Jay Breneman seconded, and the motion carried unanimously.

Air Quality Permit Renewal-Armstrong World Industries – For informational purposes.

2017 Annual Water Quality Report-Columbia Water Company – For informational purposes.

Sewage Facilities Plan Grant-City of Lancaster – For informational purposes.

Part-Time Receptionist-Michelle Smith – Chairman Wenzel entertained a motion to hire Michelle Smith as a part-time receptionist. George Mann so motioned, Brandon Clark seconded, and the motion carried unanimously.

Training Approval – Chairman Wenzel entertained a motion to approve all training requests as submitted. George Mann so motioned, Jay Breneman seconded, and the motion carried unanimously.

Traffic Commission Report; Police Report; Public Works Director Report; Township Manager’s Report; Blue Rock Fire Rescue Report-Proposed New Agreement between Manor and Millersville; and Building Permit Report – Ryan Strohecker commented on the proposed agreement regarding the amount that Manor Township is paying for the fire company versus Millersville Borough. Before the Board tonight is a revised agreement that would change the structure of the fire company District Board. The change would be that there would be three representatives for Manor Township and two representatives from Millersville Borough.

Chairman Wenzel entertained a motion to sign the proposed agreement between Manor and Millersville and forward to Millersville Borough for approval. Brandon Clark so motioned, George Mann seconded, and the motion carried unanimously.

Ryan Strohecker added that Mark Harris, Traffic Commission Chairman, would summarize the proposed recommendations. Mr. Harris stated the area brought to attention is at the intersection of Temple Avenue and Millersville Road. Currently there is signage for No Left Turn. After a traffic study, it was determined that the recommendation is to put an additional No Left Turn sign on the southwest side of Millersville Road and Temple Avenue. The second recommendation is for 300 Oakridge Drive, where currently new construction of an apartment complex is taking place and the private street that comes out to Oakridge Drive, that a stop sign be installed there to regulate that intersection.

Chairman Wenzel entertained a motion to approve all reports as submitted. Jay Breneman so motioned, Brandon Clark seconded, and the motion carried unanimously.

With no further business to discuss, Chairman Wenzel entertained a motion to adjourn the meeting. George Mann so motioned, Brandon Clark seconded, and the motion carried unanimously. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Teresa Strubel