

Manor Township Supervisors Meeting

Tuesday, September 4, 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 Tuesday, September 4, 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 Mike Julian

Members Absent: George Mann

Staff Present: Ryan Strohecker, Teresa Strubel, Nate Taggart, 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, Brandon Clark 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. Mike Julian so motioned, Jay Breneman seconded, and the motion carried unanimously.

Public Comment

Mary Glazier, 269 Chestnut Grove Road, inquired about the Rail Trail and an ordinance that was discussed at the previous month's meeting. Ryan Strohecker responded that no additional information is available at this time on either matter.

Old Business

There was none.

New Business

Ordinance 2-2018 – Public Hearing on Crossgates Rezoning Petition – Ryan Strohecker read the following statement, “This opens the public hearing concerning an amendment to the Manor Township Zoning Ordinance, Ordinance 3-2016, Zoning Map, to change the zoning classification for portions of the tract of land in Crossgates from General Commercial to High Density Residential Flex. This hearing has been properly advertised in the Lancaster Newspaper on August 13th and 20th 2018. It was posted by the Assistant Zoning Officer at three different, conspicuous locations on August 22, 2018 as required by the Pennsylvania Municipal Planning Code. The owner of the property was notified via mail by the Zoning Officer on July 30, 2018.

Additionally, adjacent land owners were notified of the rezoning request by the Zoning Officer. The petition was sent to the Land Use Advisory Board and the Township was provided a response letter dated August 7, 2018. The petition was sent to the Lancaster County Planning Commission with the LCPC providing comment in a letter dated August 14, 2018. The petition was also sent to the Manor Township Planning Commission and a letter with their comments is dated July 10, 2018. I am comfortable the Township has not only met the requirements of the PAMPC but has also gone beyond its obligation to notify the public of the submitted rezoning petition and this public hearing."

Chairman Wenzel read the following statement, "This Public Hearing will begin with the petitioner presenting to the Board of Supervisors. The Board will then have time to dialogue and/or ask questions of the petitioner. Following that, we will allow time for the public to present comments to the Board. Please remember you are addressing your comments to the Board of Supervisors, not the petitioner. Comments will be limited to a time of three minutes per individual and should begin with your name and address. Following the public comment period, I will ask if the Board is ready to vote on the petition.

At this time, I'd like to introduce Claudia Shank, Attorney for Murry Companies, to speak to you about their petition."

Claudia Shank, Attorney from McNees Wallace & Nurick LLC, representing the Murry Companies, made a presentation. The purpose of Ms. Shank's presentation is to request a rezoning of approximately 22 acres from General Commercial to High Density Residential Flex. The majority of the Crossgates property is located in Manor Township and is zoned High Density Residential Flex. The General Commercial zoned tracts have not been developed due in-part to Crossland Pass, which was originally envisioned to be a part of the Millersville Interchange/Bypass, but was never completed. Another factor in the rezoning is due to the substantial grade change which makes commercial development difficult.

Bill Murry further discussed the bypass through Crossgates which would have generated through traffic. Mr. Murry also discussed the grade of the property. The rezoning request is for the same zoning as the other part of Crossgates community which would allow the continuance of the same kind of development.

Jim Boyer, David Miller Associates, representing Murry Companies, commented that a number of physical constraints would prevent this from being used as a commercial property. From an engineering standpoint, it makes more sense to develop the land for residential use rather than commercial use due to the topography. The small section that is to remain General Commercial could easily be developed with a commercial use such as a doctor's office or dentist's office.

Claudia Shank stated that their presentation is concluded and noted that no concrete plans are in place at this point and time as to exactly how this area would be developed.

Mike Julian questioned whether tenants and apartments will be the primary use for consideration. Bill Murry responded that no, that is not the primary concept. The market is constantly changing.

Chairman Wenzel inquired about the timing involved. Mr. Murry responded that the current phase to be developed is located near the golf course.

Skip Leinster, 100 Creekgate Court, stated that residents from the Crossgates community were present to hear the presentation so they were informed and voice their concern as to what will be built.

Michael Pidgeon, 132 Sawgrass Drive, wanted to know allowed uses in High Density Residential Flex, in particular, apartments. Nate Taggart responded that multi-family dwellings are allowed.

Stephanie Carnah-McCurdy, 124 Creekgate Court, voiced concern on traffic. Chairman Wenzel responded that during land development, traffic will be studied and taken into consideration.

Diane Duell, 528 Thorngate Place, voiced her concern on traffic and lighting.

Dave Schoenly, 200 Shenks Lane, voiced concern on traffic.

Sharon Gilbert, 118 Linger Street, voiced concern on height restrictions.

Chairman Wenzel entertained a motion to adopt Ordinance 2-2018. Brandon Clark so motioned, Jay Breneman seconded, Mike Julian opposed, motion passed 3-1.

Chairman Wenzel entertained a motion to close the public hearing. Jay Breneman so motioned, Brandon Clark seconded, and the motion carried unanimously. The Public Meeting adjourned at 7:40 p.m.

Resolution 14-2018 – Acceptance of Stone Creek Road – Chairman Wenzel entertained a motion to accept Resolution 14-2018. Brandon Clark so motioned, Mike Julian seconded, and the motion carried unanimously.

Resolution 15-2018 – Acceptance of Whitechapel Road – Chairman Wenzel entertained a motion to accept Resolution 15-2018. Jay Breneman so motioned, Brandon Clark seconded, and the motion carried unanimously.

Resolution 16-2018 – Acceptance of Greenhedge Drive – Chairman Wenzel entertained a motion to accept Resolution 16-2018. Mike Julian so motioned, Jay Breneman seconded, and the motion carried unanimously.

Resolution 17-2018 – Acceptance of Donnerville Road – Chairman Wenzel entertained a motion to accept Resolution 17-2018. Brandon Clark so motioned, Jay Breneman seconded, and the motion carried unanimously.

Resolution 18-2018 – Acceptance of Cascade Court – Chairman Wenzel entertained a motion to accept Resolution 18-2018. Mike Julian so motioned, Brandon Clark seconded, and the motion carried unanimously.

Ordinance 3-2018 – Alley Vacation – Shultz Road – Ryan Strohecker read the following statement, “This is concerning the adoption of Manor Township Ordinance #3-2018 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on August 27, 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.” Chairman Wenzel entertained a motion to adopt Ordinance 3-2018. Mike Julian so motioned, Jay Breneman seconded, and the motion carried unanimously.

2019 MMO’s (Minimal Municipal Obligations) – Chairman Wenzel entertained a motion to accept the 2019 MMO’s as presented. Brandon Clark so motioned, Jay Breneman seconded, and the motion carried unanimously.

Training Approval – Chairman Wenzel entertained a motion to approve all training requests as submitted. Mike Julian so motioned, Brandon Clark seconded, and the motion carried unanimously.

Traffic Commission Report; Police Report; Public Works Director Report; Township Manager’s Report; Blue Rock Fire Rescue Report; and Building Permit Report – Chairman Wenzel entertained a motion to approve all reports and recommendations as submitted. Jay Breneman so motioned, Brandon Clark seconded, and the motion carried unanimously.

Chairman Wenzel excused the Board for an Executive Session at 7:55 p.m.

The Board returned and with no further business to discuss, Chairman Wenzel entertained a motion to adjourn the meeting. Brandon Clark so motioned, Mike Julian seconded, and the motion carried unanimously. The meeting adjourned at 8:37 p.m.

Respectively Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Teresa Strubel