

Manor Township Supervisors Meeting

Monday, March 4, 2019

7:00 p.m.

Chairman John Wenzel called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, March 4, 2019 at 7:00 p.m. Chairman Wenzel led those in attendance in the Pledge of Allegiance to the Flag and then introduced the Board of Supervisors.

Members Present: Jay Breneman, John Wenzel, George Mann, and Mike Julian
Members Absent: Brandon Clark
Staff Present: Ryan Strohecker, Teresa Strubel, Nate Taggart, Mark Harris and Chief Todd Graeff
Visitors Present: See Attached Sign-In Sheet

Previous Month Minutes – Chairman Wenzel entertained a motion to approve the previous months minutes. George Mann so motioned, Jay Breneman 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, Mike Julian seconded, and the motion carried unanimously.

Public Comment – None

Old Business

Ordinance 3-2019 – Marijuana Ordinance – Ryan Strohecker commented that this issue has been in discussion since end of 2018. A public meeting was held Tuesday, February 5th from 11:00 a.m. to 1:00 p.m. Before the Board this evening is the ordinance for consideration. This ordinance, in summary, states that Manor Township would allow a marijuana offence of less than 30 grams to be treated as a non-traffic citation with a fine no less than \$300 and no more than \$500. There would be options for the officer to cite an individual as a misdemeanor or under this new ordinance, should it be approved. This is an additional tool that the officers can have in their toolbelt. In addition to the minimum and maximum penalties, this ordinance states that the judge overseeing the case could allow the offender to receive a \$75 fine and go to some diversionary program. After analysis and discussion thus far, the proposed ordinance should positively affect the police department. Mr. Strohecker then read the following statement: “This is concerning the adoption of Manor Township Ordinance 3-2019 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on February 25, 2019. 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.”

Randy Herman, 301 Whitechapel Road, thanked the Chief and Ryan for drafting the ordinance and giving the police department another tool to use. He thanked the Supervisors for considering the ordinance and for holding the public meetings. As a former officer, he would have liked to have this tool when he was on the job. He is in full support of the ordinance and hopes the Board enacts it.

After brief discussion from the Board, Chairman Wenzel entertained a motion to approve Ordinance 3-2019. George Mann so motioned, Mike Julian seconded, and the motion passed 3 to 1.

Ordinance 4-2019 – Revisions to the Zoning Ordinance – Ryan Strohecker read the following statement: “This public hearing is concerning the adoption of Manor Township Ordinance 4-2019 amending the code of ordinances of Manor Township by revising the zoning ordinance. This hearing has been properly advertised in the Lancaster Newspaper on February 11th and 18th. The ordinance was sent to the Lancaster County Planning Commission with the LCPC providing comment in a letter dated February 26, 2019. The ordinance was also sent to the Manor Township Planning Commission and a letter with their comments is dated February 12, 2019. 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 approve Ordinance 4-2019. George Mann so motioned, Jay Breneman seconded, and the motion carried unanimously.

Chairman Wenzel entertained a motion to close the public hearing. Jay Breneman, so motioned, George Mann seconded, and the meeting closed.

Ordinance 5-2019 – Revisions to the Subdivision and Land Development Ordinance – Ryan Strohecker read the following statement: “This public hearing is concerning the adoption of Manor Township Ordinance 5-2019 amending the code of ordinances of Manor Township by revising the subdivision and land development ordinance. This hearing has been properly advertised in the Lancaster Newspaper on February 11th and 18th. The ordinance was sent to the Lancaster County Planning Commission with the LCPC providing comment in a letter dated February 26, 2019. The ordinance was also sent to the Manor Township Planning Commission and a letter with their comments is dated February 12, 2019. 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 approve Ordinance 5-2019. George Mann so motioned, Mike Julian seconded, and the motion carried unanimously.

Chairman Wenzel entertained a motion to close the public hearing. Mike Jullian, so motioned, Jay Breneman seconded, and the meeting closed.

Ordinance 6-2019 – Revisions to the Traffic Regulations Ordinance – Ryan Strohecker read the following statement: “This is concerning the adoption of Manor Township Ordinance 6-2019 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on February 18, 2019. 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 approve Ordinance 6-2019. George Mann so motioned, Jay Breneman seconded, and the motion carried unanimously.

Ordinance 7-2019 – Revisions to the Streets, Sidewalks and Curbs Ordinance – Ryan Strohecker read the following statement: “This is concerning the adoption of Manor Township Ordinance 7-2019 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on February 18, 2019. 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 approve Ordinance 7-2019. George Mann so motioned, Jay Breneman seconded, and the motion carried unanimously.

Ordinance 8-2019 – Revisions to the Solid Waste Ordinance – Ryan Strohecker read the following statement: “This is concerning the adoption of Manor Township Ordinance 8-2019 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on February 18, 2019. 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 approve Ordinance 8-2019. Jay Breneman so motioned, George Mann seconded, and the motion carried unanimously.

Ordinance 9-2019 – Revisions to the Stormwater Management Ordinance – Ryan Strohecker read the following statement: “This is concerning the adoption of Manor Township Ordinance 9-2019 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on February 18, 2019. 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 approve Ordinance 9-2019. Jay Breneman so motioned, Mike Julian seconded, and the motion carried unanimously.

New Business

Ordinance 10-2019 – Intermunicipal Agreement Between Manor Township and East Hempfield Township – Ryan Strohecker read the following statement: “This is concerning the adoption of

Manor Township Ordinance 10-2019 to approve, adopt and enact an ordinance codification for Manor Township. This ordinance was properly advertised in the Lancaster Newspaper on February 25, 2019. 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 approve Ordinance 10-2019. Mike Julian so motioned, George Mann seconded, and the motion carried unanimously.

Manorvest LLC Waiver Request for 190 W. Charlotte Street – Ryan Strohecker commented Dave Charles is present at this evenings meeting. Mr. Strohecker stated Mr. Charles's is asking for a waiver request for an existing building to be turned into apartments. With the current ordinance, it is required to have masonry block between each apartment. The request being sought is to waive Section 337-7. The building will comply with all other 2015 building codes.

Chairman Wenzel entertained a motion to waive Section 337-7 of the Manor Township Rental Property Ordinance but comply with all other applicable 2015 building codes. Mike Julian so motioned, George Mann seconded, and the motion carried unanimously.

Resolution 11-2019 – Exoneration of Manor Township Taxes-Manor Boulevard Property – Ryan Strohecker stated this is for the 21.3 acres that was purchased end of 2017. The Township has gone through the process to have the taxes exonerated in 2018 from the school district and the County of Lancaster as a matter of formality. It is requested the Board exonerate their own taxes.

Chairman Wenzel entertained a motion to approve Resolution 11-2019. Jay Breneman so motioned, Mike Julian seconded, and the motion carried unanimously.

Resolution 12-2019 – Exoneration of Manor Township Taxes-Lot 1B Manor Boulevard – Ryan Strohecker stated the Township purchased a catch basin at southern end of our property in 2018. It is requested the Board exonerate their own taxes.

Chairman Wenzel entertained a motion to approve Resolution 12-2019. Mike Julian so motioned, George Mann seconded, and the motion carried unanimously.

Resolution 13-2019 – Exoneration of Manor Township-Iglesia Casa De Bendicion – Ryan Strohecker stated this request came from a church new to the township. They have come before the school district, the township and the county to ask for exoneration of taxes for 2018.

Chairman Wenzel entertained a motion to approve Resolution 13-2019. Mike Julian so motioned, Jay Breneman seconded, and the motion carried unanimously.

Notification-Emission Reduction Credits for Atlantic Sunrise Project – Informational only.

Escalator Clause – Chairman Wenzel entertained a motion to approve the escalator clause based on PennDOT specifications for 2019. Jay Breneman so motioned, George Mann seconded, and the motion carried unanimously.

Rail Trail Gap Study Update and Information – Ryan Strohecker commented that RFP's are currently being sought. This is for a study to be done to extend the Rail Trail from the beginning of Manor Township's Enola Low Grade Trail to the beginning of the northwest river trail in Columbia. The RFP will come before the Board for approval at the April meeting. The project is being financed by the landfill and a mini grant from DCNR.

Training Approvals-Administration, Police and Public Works – 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; 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. Mike Julian so motioned, George Mann 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, Jay Breneman seconded, and the motion carried unanimously. The meeting adjourned at 7:48 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Teresa Strubel