

Manor Township Supervisors Meeting

Monday, October 5, 2020

7:00 p.m.

Chairman George Mann called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, October 5, 2020 at 7:00 p.m. Chairman Mann introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: George Mann, Allan Herr, Jay Breneman, Brandon Clark, John Wenzel
Staff Present: Ryan Strohecker, Adrienne Kautz, Mark Harris, Nate Taggart, Chief Todd Graeff
Visitors Present: See Attached Sign-In Sheet

Previous Month Minutes – Chairman Mann entertained a motion to approve the previous months minutes. Brandon Clark so motioned. Allan Herr seconded and the motion carried unanimously.

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

Public Comment – No public comment.

Old Business – Mr. Strohecker informed the Board that the construction work on the Safe Harbor Trestle Bridge has started. The construction company has started moving the big equipment out and this is going to remove the ties to the bridge. This will expose the steel beams and they will be able to start some steel construction and get the new concrete structure down. The Township underwent a \$808,000.00 Capital Campaign which started August of last year. This covers our portion towards the cost of the bridge, the total cost of the bridge was \$7.8 million dollars. Most of this was covered by Federal, State and Local Grants. The team of the two supervisors and Mr. Strohecker secured the final remaining dollars to close out the Capital Campaign. We have raised every dollar towards that bridge. This effectively means Manor Township taxpayers will be paying no money towards the bridge.

New Business –

Briefing Item-Final Land Development Plan-2004 Franklin Road–Cameron Renehan, the engineer with Team AG, has been assisting with planning and permitting for the project. Mike Nissley, who lives at 2004 Franklin Road on a 66-acre farm, is planning to add two broiler barns to the south side of the intersection of Franklin and Shultz Road. The developer has submitted a land development plan and a stormwater management plan. On the existing farm and the existing cultivated fields running north to south, Mr. Nissley is looking to put in two new broiler barns with a proposed manure stacking structure and gravel access drive to provide access for

the trucks to the barns. An existing terrace will be converted into a stormwater infiltration basin to control the stormwater runoff from the proposed improvements. Our disturbance is greater than one acre, so we did have to submit NPES permit to the conversation district, it is still pending review. Some did receive the first initial reviews from Rettew which is what we were waiting for. There are a few waivers requests that we are waiting to be returned. The contract that Mr. Nissley has is with Charles Poultry. Allan Herr made a motion to move this to an Action Item. Brandon Clark seconded the motion, and the motion carried unanimously. Jay Breneman recused himself from the vote.

Motion to conditionally approve the final land development plan for 2004 Franklin Road poultry barns based on the September 14, 2020 Rettew letter. John Wenzel motioned to approve. Brandon Clark seconded and the motion carried unanimously.

Mr. Ryan Strohecker recommended that a Supervisor make a motion to conditionally approve the modification request Sections 388-21.B.5, 388-24.E, 388-39 Wetland Report and Study to waive these items as part of the conditional approval for 2004 Franklin Road. George Mann made a motion to conditionally approve the modification request Sections approved. Jay Breneman seconded and the motion carried unanimously.

Potential Text Amendment – Electronic Billboard Rotation – Troy Rider-2190 Lois Lane of Barley Snyder and Ryan Miller of Principal TCB Outdoor owner 3000 Columbia Avenue. Mr. Miller has been in contact with the Zoning Officer and Township Manager regarding a proposed Text Amendment for digital billboard issues. Mr. Rider and Mr. Miller are here to gage the Board support on a proposed text amendment. Our discussions are centered around Section 425-44.d.24 of the Manor Township Zoning Ordinances, the dwell time for digital billboards. Dwell time is the amount of time the message is on the sign before it turns. Currently your ordinance only permits digital signs for dwell time for every hour. Mr. Miller is requesting a text amendment for 10 second dwell time, that would bring your ordinance in line with current technology as digital billboards are widely and commonly utilized. The ordinance was originally enacted in 1990 and digital technology was not as utilized as it is now. The 10 second dwell time would be 2 second more than the US Department of Transportation recommends dwell time of 8 seconds. It would also coincide with industry standards and 11 municipalities in Lancaster County. For instance, East Lampeter, Mount Joy, Lancaster City, West Hempfield, Warwick, Salisbury, Sedsbury, Pequea, Penn and East Earl all have 10 seconds or less dwell times.

Mr. Rider previously supplied the township with various studies that support the 10 second dwell time. Mr. Rider understands the reasoning for the one-hour dwell may have been related to safety. There are a few studies that have gone back 5 or 6 years maybe longer the most prevalent in 2007 study from the PA Department of Transportation recommended a dwell time between 4-10 second, their recommendation was 8 seconds. Their conclusion was there is no real difference in the gaze time between standard billboard and digital billboard. They updated their study in 2012 and examined billboards in Reading, Pennsylvania and Virginia. A few industry partners have done studies on this and reported there is no difference between 6, 8,

and 10 second of dwells times. Between the dwell times there is no increase safety risk. There are numerous benefits to digital billboards. Currently the digital billboards are limited to the commercial district, this is really a finite area where we are a talking about with the proposed amendment.

The Township would utilize it for any messages you would want to send out (ex. code blue, amber alerts, etc.) and other municipal messages you would like to send out so they would be readily available. Mr. Rider introduced Ryan Miller to expand on some of the benefits. Ryan Miller of 378 Carter Moir Drive is part of a local business. There are some bigger benefits for the 10 second dwell time for businesses in the community. Some examples are hospitals to accurately display what their wait time in the emergency room, municipalities can alert the community of a storm that is coming in, other local businesses such as Rita's promoting their holiday hours and flavors, Interiors promoting a sale, banks can promote their current interest rate, a common digital sign is not to look at your phone while you are driving. Other studies have stated that you keep looking up at the digital sign rather than down at your phone. These changes would be good for Mr. Miller's company and sales, but changes are also good for the community.

Mr. Miller is part of a local business that has been around for two years. He has done some outdoor advertisement, but their biggest competitor is Lamar which is a national and publicly traded company. Mr. Miller does not like how they treat their customers and how challenging they are to deal with. We would offer the Township the space to use the sign however they would need too. Mr. Rider and Mr. Miller communicated this to Mr. Taggart in May, and we would also offer it to the Police and the Fire departments as well. Mr. Wenzel asked Mr. Miller if his business is an outdoor advertising business emphasizing on the electronic end? Currently Mr. Miller's company has 10 faces, three of which are digital, two of those are in Manor Township. Mr. Miller's business is located at 1610 Manheim Pike, Lancaster.

Mr. Clark commented that we had heard this presentation and statistics, I think based on our last meeting and also some research that I have done, seems like our ordinance is a little archaic. Mr. Clark would personally be in favor of us exploring moving our ordinance up from one hour to something that is more in line with other Townships since digital billboards seem to be the direction we are heading. Chairman Mann mentioned we should have a discussion of how many seconds we want to go too. Mr. Strohecker commented that we have a private business who is willing too pay the cost to rewrite our ordinance, so while this is a little unusual, we want to take full advantage of that. Mr. Miller and Mr. Rider are going to make the proposal, if you have any comments that you would feel comfortable sharing with them, I am sure they would appreciate it. The Township cannot offer a vote up tonight because this ordinance has not been proposed or advertised. But if any information that can be provided to Mr. Miller and Mr. Rider as to how the ordinance would look.

Any text amendment be limited to the specific issue, Mr. Strohecker stated he would expect a text amendment not to encompass other areas of the sign ordinance that we did not anticipate but solely limited to the hourly basis as in Section 24. The Board saw the chart from the

municipalities of 8, 10, 12, 15 seconds, you can have it set limit with the speed limit. With that said any kind of feedback would be helpful for Mr. Rider and Mr. Miller as they draft the ordinance. Chairman Mann is comfortable with 10 seconds. Mr. Herr commented that Mr. Rider had mentioned there is not a difference in safety feature between the 6, 8, and 10 second dwell based up on the reports, is there an increase in safety if it is greater than 10 seconds? Relating it to a speed limit situation is 25 or 35, there might be a matter if safety increases. When comparing 4, 6, 8 and 10 it does not change, and studies do not go beyond that, you only have a couple of seconds until the board changes. Mr. Miller commented he has reports to support this, there will be no difference in safety, between 6, 10 seconds per hour. Mr. Wenzel asked, if there any safety issues with electronic billboards going off and on. The gaze time (how long you stare at the billboard) between standard and digital is negligible, its .33/.35, and the danger area is 2 seconds, which means you basically stare at something for 2 seconds you wreck. This is well below that. Mr. Clark commented whether its 4, 6, 8, or 10 he thinks Mr. Miller and Mr. Rider are coming with a reasonable request for 10 seconds, I would be in support to see an ordinance change of 10 seconds.

Most of the other Townships are comparable in size and this is what they are currently doing, if we would expand beyond Lancaster County we would be in line with those other Townships. Chairman Mann commented that we have electronic billboards on Route 30 where driving conditions are a lot more dangerous than on Columbia Avenue. Mr. Wenzel commented that his main concern is safety but is that is not an issue he is in support of changing it to 10 seconds. Mr. Breneman asked Chief Graeff for his opinion. Chief Graeff gave a personal and a professional opinion on this change. From the professional standpoint Chief Graeff has no accidents that occur because of the billboards. Personally, Chief Graeff has no problem with changing it to 8 or 10 seconds. In Manor Township we do not have as many because we are not in the commercial zone.

Police Promotion – Motion to promote Matthew Wolf to Sergeant effective October 5, 2020. Jay Breneman so motioned. Brandon Clark seconded and the motion carried unanimously.

Motion to promote Andrew Long to Corporal effective October 5, 2020. John Wenzel so motioned. Allan Herr seconded and the motion carried unanimously.

Chief Todd Graeff commented this is the enjoyable part of the job where you get to promote officers to different divisions within the department. Mathew Wolf has been with us for 24 years, four years ago we promoted him to Detective and now we get to promote him to Sergeant. Matt brings a lot of experience to the table. Andrew Long who has only been with us for three years, he has five years' experience as a Police Officer. Both Matthew and Andrew received badges for their promotion. Randy Herman of 114 Kloss Drive commented he learned of the promotion of Sergeant Wolf the other day. As a resident and a former police officers of 38 years, working with Matthew for over 20 years, you could not have promoted a better Officer, he is dedicated to this Township. Randy also commented on Andrew. He fine a gentleman and deserved a promotion too.

Financial Security Release-Cappiello Storm Water. Mr. Strohecker commented that this is a unique situation in the final security the stormwater basin was closed up prior to our engineer and Mark Harris going out to do a final inspection it. There was a little bit of a discomfort level in releasing the full amount of financial security that was being requested from the Cappiello's. The solution to the problem was to have our solicitor draft up a release to the Cappiello's that they would sign releasing the Township of any liability of that basin failing at any point in the future. Mr. Strohecker is asking permission to return the financial security conditionally based upon the Cappiello's signing the release letter that was drafted by our Solicitor protecting the Township going forward if the stormwater basin should fail. Mr. Taggart added that one of the conditions with the release letter is that it needs to be recorded so that future landowners of the property would be aware of this. Jay Breneman made a motion to conditional release the full financial security for the Cappiello storm water project based on the signing of a letter to release the Township of any liability going forward. Brandon Clark seconded and the motion carried unanimously.

Training Approvals-Administration, Police and Public Works

Excited Delirium and Agitated Chaotic Events Instructor Program- Chief gave a brief report on the Excited Delirium training. Ironically he put a special order in for effect for October 1st, we had a little bit of training on this a week before by our firearms instructors. The first day that it went into effect we had our first Excited Delirium situation. We are looking to send our two firearms and use of force instructors to this training so they can come back and train all the officers on what to look for and how to handle an Excited Delirium. As a side note, the Excited Delirium is basically an individual that is in an excited state normally from drugs or mental state when the situation normally goes south really fast. The two officers that will be receiving the training will be Brian Liddick and Tom Moser. Brandon Clark motioned to approval all training request as submitted. Allan Herr seconded and the motion carried unanimously.

Reports – Traffic Commission, Police, Public Works, Township Manager, Blue Rock Fire Rescue, Building Permit –Jay Breneman made a comment about the Blue Rock Fire Rescue with the budget being received. There is a committee working within the BRFR for a long-range plan, taking a look at stations, equipment, and volunteers. Mr. Wenzel made a comment that is not the end all, fire prevention came to us with an outline of looking into the future long-term planning. His input was of great value. John Wenzel made a motion to approve all reports and recommendations as submitted. Brandon Clark seconded and the motion carried unanimously.

Jay Breneman entertained a motion to adjourn the meeting. Allan Herr seconded and the motion carried unanimously. The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz