

Manor Township Park & Recreation Minutes

Monday, October 26, 2020

7:00 p.m.

The Manor Township Park & Recreation Commission met on Monday, October 26, 2020 at 7:00 p.m. in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, Pennsylvania. Chairman Maher Hattar led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Josh Barben, Maher Hattar, Courtney Barry

Members Absent: Andy Lebo, Karla Vinson, Maria Cattell, Edward Rand

Staff Present: Ryan Strohecker (Township Manager), Mark Harris (Public Works Director)

Visitors Present: No Visitors

Business From The Floor – There was none.

New Business

Sketch Plan for Proposed Development Review – Mark Harris presented a sketch plan of the proposed development that is between Letort Manor and Perth Hills. Access to the development will be from Bank Barn Lane, Bender Mill Road and Money Hill Road. As we look at this project there are 200 proposed houses going into this development.

On the sketch plan there are green shaded areas, they have been declared as open spaces for this project. In the open spaces there are features that are required by the Stormwater ordinance. The open spaces will become detention basins which will help control Stormwater.

As the Manor Township staff takes a look at this project we are not seeing a lot of open space to meet the requirements of the park. The developer has purchased 15 acres from the church to work in their favor. We on a staff level have been talking about there is potential for them to build and install their own tot lots for smaller children. The connectivity that has been discussed earlier, there will be access to Letort Elementary School(which includes playground, soccer, and basketball courts). The plan includes open space along the West branch of the Little Conestoga.

The staff has commented that it makes sense that the developer would create a network of trails that connect the sidewalk. There is requirement to pay the Township if they do not provide open space for us that would be an excess of \$200,000.00. The developer would have to pay in lieu of not providing open space. From a staffing level, we have been targeting the 25 acres just the North of this campus, we can take some of the receipts from this to help with developing that parcel. From a staff level, the Township is asking the Park and Recreation Committee, does it make sense for the Township to take upon themselves the open space, or is

it better for the Township to take the fee in lieu of? The Homeowner Owners Association would be responsible for the maintenance of the property. The Township owns property in Woods Edge that is between a cluster of townhouses and we get calls from the Homeowners Association that we are to mow on the same schedule as they do. The Public Works has a schedule of when they mow the properties. Places like this we are really not providing recreation to the Township as whole, since they would only be open spaces behind resident's backyard. We will not benefit from it. So we are encouraging the developer to bring a trail down into the development.

Mr. Strohecker commented just so the Parks and Recreation Committee understands how this process is going to work. The developer presented the sketch plan to the Planning Commission at their last meeting and the developer notified the homeowners in the area, so they are aware, that it is public knowledge.

Ms. Barry asked the question how much space will the little strips of land add up to? Mr. Strohecker commented probably a couple of acres. Mr. Harris reported it is mostly detention basin. If you remove the strips of land it would be up to 20 acres. Ms. Barry commented that if the developer could put all the strips of land in one spot it would be worth it. Ms. Barry asked about making it a trail would it be public, or would it need to be private? Mr. Strohecker responded we talked to the developer briefly about a connector trail. There are 13 homes that when in along Bank Barn Road, we are supposed to get some of that land, and we talked about putting a connector trail up to the sidewalk, so there would at least be a way to connect. If they would do accept this request they would subtract that from the cost from the fee in lieu. Any other trail that we could do we would want the Homeowner's Association to own it. Then just deduct it from our fee in lieu of. All of these will be connected by sidewalks. Ms. Barry commented about people being able to access the Little Conestoga and be able to fish or do recreation so that it benefits the public.

Mr. Harris asked the Parks and Recreation Committee if they go along with the thoughts that it isn't very conducive to have the dedication there, and if they want to make some trails that are open to the public to access the creek it would be a good thing.

With no further business to discuss, Chairman Hattar entertained a motion to adjourn the meeting. Maher Hattar so motioned. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Secretary

Recording Secretary
Adrienne Kautz