

Manor Township Supervisors Organizational Meeting

Monday, February 1, 2021

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, February 1, 2021 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, Brandon Clark, Allan Herr, Jay Breneman(zoom),
John Wenzel(zoom)

Staff Present: Ryan Strohecker, Adrienne Kautz

Visitors Present: See Attached Sign-In Sheet

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

Public Comment - There was none.

Old Business –

Safe Harbor Trestle Bridge Update – Currently the Township is in the first third of the repair work on the bridge. This project is being delayed because there is a lot more steel work than anticipated. We had 2,400 tons of steel budgeted and we are already at 3,300 tons on the first third of the bridge for repairs.

Barley Farm Update - Mr. Strohecker gave an update towards the process of the Barley Farm. The developers are going to Zoning Hearing Board on Wednesday night for a Special Exception. The Zoning Hearing Board will either make a ruling next month or have more meetings in between before they make a decision. Then the Subdivision and Land Development Plan will begin the planning process and go to the Planning Commission and then possibly in front of the Board of Supervisors before final decision is made on the project. Since the Zoning Hearing Board is going to make a decision on this project, the Board of Supervisors will make a decision on the Subdivision and Land Development process. As a formality Mr. Strohecker put on the agenda to authorize him to attend the Zoning Hearing Board meeting so that the Township takes party status in the Zoning Hearing Board case. The MPC already authorizes Townships to do this. At the request of our Labor Council, the Township is requesting the Board of Supervisors to let Mr. Strohecker give the Township formal party status at the Zoning Hearing

Board case, and to represent the Township in anything that would come with this case on your behalf.

Motion to authorize the Township Manager to attend the Zoning Hearing Board case #2-2021 dated for February 3, 2021 and all future Zoning Hearing Board meeting related to that case for the purpose of representing and protecting the interest of the Township on behalf of the Manor Township Board of Supervisors. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

New Business

Additional Waiver Request – 2045 Prospect Road – The Board of Supervisors has seen the plan from the Paul Keagy property in the previous month and it was approved. There was a waiver that was discussed through the process that Strausser Surveying & Engineering missed and now the waiver has come back. This specific request has to do with that waiver which has to do with the septic systems that are on the property. The systems have no concern as it relates to the Township. Chairman Mann entertained a motion to conditionally approve the requested additional waiver based on the Rettew letter dated January 26, 2021. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Revised Final Subdivision Plan – 1280 Breneman Road – Todd Vaughn with David Miller/Associates representing Lancaster County Solid Waste Management Authority made a presentation on this plan. They are looking to subdivide a piece of 1280 Breneman Road, it is just over 60 acres located on River, Breneman and Creswell Road. On this proposed subdivision, Mr. Vaughn would like to subdivide three lots from the one lot. Mr. Vaughn stated that they will be taking 2.78 acres off as part of our Zoning approval for Creswell Cemetery Association. Lot two will be the North Side of Breneman along with the existing dwelling and outbuildings and the third lot will be the remainder which is approximately 44 acres. There are no improvements proposed with this plan, David Miller/Associates have gone through two compliance submissions. David Miller/Associates resubmitted to the Rettew review from January 11, 2021. The only outstanding document is the DEP sewage planning approval. Chairman Mann entertained a motion to conditionally approve the Revised Final Subdivision Plan based on Rettew letter dated January 11, 2021. Brandon Clark motioned, Allan Herr seconded and the motion carried unanimously. Jay Breneman recused himself from the voting, as he is an Officer of the Board on the Creswell Cemetery Association, so there is no conflict of interest on this.

Ordinance 1-2021 – Proposed Text Amendment – Digital Signs – Mr. Strohecker commented that this public hearing is to amend the text of the Manor Township Zoning Ordinance, Chapter 425, Zoning, Section 425-44, Signs, D, General Regulations, Subsection (24) regarding digital signs. This hearing has been property advertised in the Lancaster Newspaper on January 18th and January 25th, 2021. The petition was sent to the Lancaster County Planning Commission on January 11, 2021 and the Manor Township Planning Commission on December 14, 2020. Both

have provided comments via letters. The proposed amendment has been reviewed by Township Solicitor, Tom Goodman. Attorney Reily Noerzel, representing the petitioners, is here to speak to the amendment and answer any questions the Board may have. Attorney Noerzel gave an overview on the Text Amendment. When the digital screen is shown on the billboard, our Ordinance states that it has to be an hour or more intervals between screens. This amendment reduces the dwell time to ten seconds, which comes more in line with the general trend in the industry and neighboring municipalities. The Ordinance currently written, requires these types of billboards only in the General Commercial District, which is Columbia Avenue. The Lancaster County Planning Commission indicated that the West Hempfield Township interval is already ten seconds or less.

Chairman Mann entertained a motion to close the public hearing. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Chairman Mann entertained a motion to adopt Ordinance 1-2021. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

Financial Security Reduction – Lancaster Home Builders – Chairman Mann entertained a motion to release the remaining financial security of \$660.00 based on the Buchart Horn letter dated January 21, 2021. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Financial Security Reduction – Steve and Donna Jones – Chairman Mann entertained a motion to reduce the financial security to \$8, 812.50 based on the Rettew letter dated January 8, 2021. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

Resolution 13-2021 – Supervisor Meeting Dates for 2021 – Chairman Mann entertained a motion to adopt Resolution 13-2021. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Employee Resignation – Officer Palatucci – Chairman Mann entertained a motion to accept the resignation for Officer Palatucci effective January 18, 2021. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

PennDOT Notification – Culvert Replacement Along Rt 441 – Mr. Strohecker indicated that LCSWMA has reached out the Township to work with LCSWMA and PennDOT to cut out some of the rocks to make visibility better. We have offered our equipment to PennDOT as long as they allow us to assist with the project and the Funk Farm approves.

Blue Rock Fire Rescue Appointment – John Wenzel has resigned from the Blue Rock Fire Board. Mr. Strohecker stated that if the Board does not want to make an appointment this evening it can be delayed until next month. Mr. Clark proposed that the Board have a discussion this evening and that we wait until the next meeting to decide on who will take the appointment. Mr. Clark heard some things out in the community that he would like addressed, with regards

to volunteers. Mr. Clark asked Mr. Breneman if he has any updates on this matter. Mr. Breneman did not have any updates on this matter; however this Thursday the District Board will meet together to discuss a few of these items. Since this is a personnel issue we will be having an executive session during that meeting. Mr. Breneman commented that are two Boards (the Blue Rock District Board and the Blue Rock Fire Rescue Board). This person would come onto the Blue Rock District Board (which handles, the finances, purchases, etc.).

MS4 Continued Training – Mr. Strohecker made a presentation on behalf of Mr. Harris with regards to MS4 Training. We currently have at least 2,179 stormwater inlets and 84 outfall locations that we need to inspect in Manor Township. For the Public Works Department it is a lot of work that the Township does not generate any income for, but they look at ways to utilize upcoming projects to assist with MS4 projects. There will be new projects taking place at Greider Park and Springdale Farms in 2021. Mr. Strohecker is working with the developer from the Barley Farm project about ways they can do projects with the Township, for example streambank restoration. These have significant impact with our MS4 program going forward. The next permit cycle will focus on nitrogen not as much sediment. We are looking at streambank restoration for 1711 feet along the Barley Farm property line. We are trying to negotiate with the developer how we can partner together to accomplish some of the MS4 projects. We have an endless supply of stones down on the Rail Trail that can be used for the projects. If we use our equipment, forces, and material, to work with the developer and utilize the grant process but we might be able to significantly reduce the cost.

Over the course of five years, beginning in 2018 Manor Township must reduce the amount of pollution generated in the urbanized areas of the Township. Over the next five years we have projects that we are doing that will reduce our sediments by 80,000 pounds a year. When the Public Works starts replacing basins, it helped with reducing the sediments and costs. Once we hit the next permit cycle, the focus will be shifted to nitrogen rather than sediment. If we would hire a company to come in to replace a basin it would be around \$182,550 to repair. Since we handle the repairs in house our actual cost is \$35,519.

Training Approvals – Administration, Police and Public Works

Street Cop Training – Ivory Tower

Chairman Mann entertained a motion to approve all training requests as submitted. Allan Herr so motioned, Brandon Clark 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 Mann entertained a motion to approve all training requests as submitted. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

With no further business to discuss, Chairman Mann entertained a motion to adjourn the meeting. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz