

## Manor Township Supervisors Meeting

Monday, March 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, March 1, 2021 at 7:00 p.m. Chairman Mann introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance.

Members Present: George Mann, Allan Herr, Jay Breneman, John Wenzel(zoom)  
Members Absent: Brandon Clark  
Staff Present: Ryan Strohecker, Adrienne Kautz, Chief Todd Graeff, Mark Harris, Nate Taggart  
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, Jay Breneman 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. Jay Breneman so motioned, Allan Herr seconded and the motion carried unanimously.

### **Public Comment** -

Carolyn Geiger 1800 Heritage Avenue reported that the Township recently cut the hedges that are on her property by the fence. After 40 years of she and husband taking care of them she feels like they have been destroyed. Ms. Geiger presented pictures of the hedge to the Board and is asking the Board to look into this. Ms. Geiger has spoken to Mr. Harris but has not received an answer as to why the Public Works Department sheared the hedges back to the fence. Ms. Geiger had a contractor come out and they reported that she has a few sprigs left. The rest of the hedge is not going to grow back. If the Township would be willing to take down the fence, Ms. Geiger would put up her own wooden fence. Mr. Harris told Ms. Geiger that the Township will not be taking down the fence.

**Old Business** – There was none.

### **New Business**

#### Public Hearing – Ordinance 2-2021-Adoption of the Official Map

Motion to open the public hearing for Ordinance 2-2021. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously.

Mr. Strohecker read the following statement: this public hearing is concerning the proposed enactment of Manor Township Ordinance No. 2-2021 to approve and adopt an update of the

Official Map of the Township of Manor. This public hearing and proposed ordinance were properly advertised in the Lancaster Newspaper on February 12, 2021 and February 19, 2021. The ordinance was reviewed by the Lancaster County Planning Commission on February 8, 2021, and their comments have been submitted to you. The ordinance was also sent to the Land Use Advisory Board of the Lancaster Inter-Municipal Committee on January 6, 2021. The ordinance was reviewed by the Manor Township Planning Commission on January 11, 2021 and their comments have been submitted to you. This ordinance has been reviewed by our legal counsel and, if enacted, will be effective five days from tonight's date per The Second Class Township Code.

Mr. Strohecker noted that this official map has been in discussion since early 2019. It has gone before the Planning Commission and the Park and Recreation Board. Both Boards have been giving their input throughout the process. Since the Township has opened it to a public hearing, the Township Supervisors can open up with any comments followed by any public comment.

Mr. Harris presented the official map and indicated that the Public Works Department has discussed with staff and the Park and Recreation Board to highlight a few items on the map. Along Stone Mill Road, the Township owns a good portion of this road along with Lancaster Township. The two townships have been discussing how to create a linear path around the Little Conestoga Creek.

The Township needed to move its compost site to Donerville and Charlestown Road. If we look at that property we thought it might be wise as citizens of the Township if the land would ever come open to purchase that we would pursue it to benefit us as a Township. We would keep the compost facility at that location, but it would open up a possibility of a fire station that could be centrally located in Township.

At Blue Rock Park specifically, there is a portion of the property that we wish we owned so we could keep our trail users along the Little Conestoga Creek.

We also looked at property at the Maintenance Building. We own everything there but Groff's property, and we felt if it would ever come for sale, it might be wise to have a police sub station on that parcel.

There is a portion of property that Hess Home Builders has offered to give to the Township, instead of the fee in lieu of for the property. There is 10-foot-wide easement that links to Central Manor Road, this would bring people from Central Manor Road in through this property. The property that is being offered from Hess Home Builders and the parcel to the North of that would get developed. We can link that along the West Branch of the Little Conestoga Creek taking that to Bender Mill Road.

One important item that was discussed at Park and Recreation Board is that we did a Trail Gap Study, to connect the Northwest River Trail to the Enola Low Grade (which we maintain and

own). The Park and Recreation Board put on the official map that we would like, as PennDOT does improvements to the River Road and Water Street, that we would show that our vision is to create wider bike lanes for pedestrian use. This way we can close that five-mile gap.

Mr. Strohecker clarified that these items that are marked on this official map does not mandate or encumber the Township to purchase them when they come up. These are areas that we look at so when a particular property does get developed and the contractor comes to the Township about putting in a road we can pull up the official map as reference so we can take action.

Steve Dickerman, 1119 Central Manor Road, asked about some clarification on the conservation easement and the property to the North. Mr. Strohecker indicated that it is not a conservation easement that he is aware of. Mr. Strohecker commented that in government we are always seeking connectivity. The property to the North that the Township is referring to is the Barley Farm and connecting to that property and giving people access to Central Manor Road. Mr. Dickerman is disappointed with the Barley Farm coming in, he would like to keep the area in a more natural state.

John Beaumont 145 Carol Drive, stated that his property is located around the area Mr. Dickerman was referring to. Mr. Beaumont heard the idea of the trail crossing the creek but indicated that high flood levels you would need to have an enormous bridge to have it not have the trail washed away.

Motion to close the public hearing for Ordinance 2-2021. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously.

Motion to adopt Ordinance 2-2021. Jay Breneman so motioned, Allan Herr second and the motion carried unanimously.

#### Agricultural Security Area Declaration – 1030 Indian Marker Road

Motion to acknowledge receipt of and support the standard procedure for 1030 Indian Marker Road. Allan Herr so motioned, Jay Breneman second and the motion carried unanimously.

#### Escalator Clause

Motion to escalator clause based on PennDOT specifications for 2021. Jay Breneman so motioned, Allan Herr second and the motion carried unanimously.

#### Blue Rock Fire Rescue Appointment

Motion to appoint Allan Herr to replace the term for John Wenzel. Jay Breneman so motioned, George Mann second and the motion carried unanimously.

#### Training Approvals – Administration, Police and Public Works – Mastering PA Search & Seizure –

Motion to approve all training request as submitted. Allan Herr so motioned, Jay Breneman second 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. Mr. Breneman updated the Board that the Blue Rock Fire Board did meet. They put the proposed Rescue out for bids. The Blue Rock Fire Board only received two responses so they decided to send it again and see if they can receive more. It came about \$400,000 more than they expected. The Blue Rock Fire Board is going to re-evaluate the Rescue again at the next Blue Rock Board meeting. Jay Breneman 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. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

J. Ryan Strohecker  
Secretary-Treasurer

Recording Secretary  
Adrienne Kautz