

## Manor Township Supervisors Meeting

Monday, June 7, 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, June 7, 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

Members Absent: Brandon Clark, John Wenzel

Staff Present: Ryan Strohecker, Adrienne Kautz, Chief Todd Graeff, Mark Harris,

Visitors Present: See Attached Sign-In Sheet

**Previous Month Minutes** - Chairman Mann entertained a motion to approve the previous months minutes. Jay Breneman 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. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously.

**Public Comment** - No Public Comment

### Old Business

Awards of Bid – Maintenance Building – Mr. Strohecker stated that the Township has been pursuing the construction of a second maintenance building on the current property located at Blue Rock where our other main maintenance building is for expansion purposes. The bid opening was carried out on Wednesday, June 2, 2021, and the review of the bids was provided to the Supervisors. Mr. Breneman inquired if we are doing the construction for the excavation? Mr. Strohecker commented that the Public Works will do the site work and Mr. Harris will be managing the project. Most of the work pertaining to this project will fall on Mr. Harris. Allan Herr made a motion to approve the bids as submitted for the Maintenance Building of the general construction, plumbing, mechanical, and electrical. Jay Breneman seconded and the motion carried unanimously.

### New Business

Briefing Item – Preliminary/Final Subdivision Land Development Plan – 564 Shultz Road – Tim Nolt from Nolt Engineering along with Logan Kibler who is the applicant for the project at 564 Shultz Road made a presentation. It is a very straight forward subdivision land development plan; we are proposing the subdivision of a 1.253 acre parcel and construction of

a new single family dwelling. Mr. Nolt stated that they have two modification requests for this project. First, we are seeking a waiver from Section 42.K of the Township SALDO which requires concrete curbing. Second, we are requesting the ferment of Section 42.G of the Township SALDO, which requires additional Right-of-Way that would be dedicated to the Township. Mr. Nolt received two review letters from Rettew and after reviewing those letters we have know issues with addressing all the concerns.

Mr. Strohecker stated that this item before you is a Briefing Item, it has gone through the Planning Commission and has been moved to an Action Item, the recommendations are before you. If the Board chooses to vote, it would be contingent on the most recent Rettew letter. There is also a letter that has come out from DEP that is brand new and DEP wants the Township to adopt the letter as a resolution.

Jay Breneman motioned to move this plan from a briefing item to action item. Allan Herr seconded and the motion carried unanimously.

Allan Herr made a motion to conditionally approve the preliminary/final land development plan for 564 Shultz Road based on the Rettew letter dated May 24, 2021. Jay Breneman seconded and the motion carried unanimously.

#### Resolution 15-2021 – DEP New land Development on Resolution-564 Shultz Road

Motion to adopt Resolution 15-2021. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously.

#### Briefing Item – Final Land Development Plan – Peace of Mind Self Storage

James Dunkelberger representative from Light Keigel and Associates, along with the applicant Gary Price and Adam Kelper made a brief presentation of the plan. Based on the Rettew letter, Mr. Dunkelberger sees no issues with the comments that were provided. Mr. Strohecker commented that we did run into a problem with Stormwater, however the Township is still working through this issue. We have not gotten complete finalization for the stormwater yet. The Board could approve the plan with the understanding that Stormwater situation is still being worked through. Mr. Dunkelberger updated the Board that after a discussion with a co-worker, regarding the stormwater issue, the applicant has agreed to provide Rettew with what they are requesting.

Chairman Mann entertained a motion to move this plan from a briefing item to action item. Jay Breneman so motioned, Allan Herr seconded and the motion carried unanimously.

Allan Herr made a motion to conditionally approve the final land development plan for Peace of Mind Self Storage based on the Rettew letter dated May 28, 2021. Jay Breneman seconded and the motion carried unanimously.

DEP Grant Agreement 902 Municipal Recycling Program Grant – Mr. Strohecker stated that Mr. Harris has applied for a Grant to pay for a Leaf Picker and three boxes. This letter is required

for us to receive the grant of \$147,000 to help pay for this budgeted item. The Township has a 10% match on this.

Chairman Mann entertained a motion to sign the DEP Grant Agreement. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously.

Resolution 14-2021 – LASA Agreement – Mr. Strohecker stated that LASA has to be authorized as authority by the State of Pennsylvania every 50 years. When LASA wants to go out and apply for a new bond they need to reissue that permit. LASA will be going out to look for a new bond. As a partner of LASA we need to pass a resolution authorizing them to renew their permit for another 50 years as far as being an authority.

Chairman Mann entertained motion to adopt Resolution 14-2021. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously.

Lancaster County Water & Sewer Data Sharing Agreement – Mr. Strohecker stated that the County has taken the initiative to do an assessment of the Water and Sewer conditions throughout all of Lancaster County. Lancaster County Water and Sewer are working with LASA and other sewer authorities here in Lancaster. Lancaster County Water & Sewer are requesting that we share any sewer data that we have.

Chairman Mann entertained a motion to sign the GIS Data Sharing Agreement with the County of Lancaster as presented. Jay Breneman so motioned, Allan Herr seconded and motion carried unanimously.

Ordinance Violation Enforcement – 104 Holly Ann Circle – Mr. Strohecker stated that we have been dealing with this property with chickens being on this property illegally. Mr. Taggart has had extensive visits and communications with the owner. While the Township was told the chickens were going to be removed from the property, the chickens are still there to this day. Mr. Taggart is prepared to take official action in County Court, as a result of that we would appreciate your authorization to move forward with this.

Chairman Mann entertained a motion to open discussion on the issue of the Ordinance Violation Enforcement at 104 Holly Ann Circle. Allan Herr made a motion, to authorize the filing of an action under Section 617 of the Municipalities Planning Code seeking civil and equitable relief against the property at 104 Holly Ann Circle, Lancaster, PA 17603 for repeated violations of the Township's Zoning Ordinance. I move to further that the firm of Morgan, Hallgren, Crosswell & Kane, P.C. is authorized to file the action of the Township's behalf. Jay Breneman seconded the motion carried unanimously.

Leah Bacon, 194 Springdale Lane, inquired about this violation enforcement. Ms. Bacon is wondering if Violations of the Zoning Ordinance are public knowledge. Ms. Bacon would like to know what violations are leading to this order. Ms. Bacon stated that the Board mentioned chickens, is this public information when the process was started?

Mr. Strohecker commented that the Board should consult with Morgan, Hallgren, Crosswell & Kane, P.C. about this matter. The reason being this is now going to go to court. This process has gone on for somewhere around two years. If a resident would like to know more information it would go under the Right-to-Know. Mr. Strohecker recommends that this would go under Morgan, Hallgren, Crosswell & Kane, P.C. to see if this information would be retrievable under the Right-to-Know process.

Resolution 16-2021 – DEP New Land Development Plan – LCSWMA – Mr. Strohecker stated that this goes back to the Breneman Road plan with the Creswell Subdivision Plan. This is the same letter that Mr. Strohecker referred to earlier from DEP that they need from us.

Chairman Mann entertained a motion to adopt a Resolution 16-2021 – DEP New Land Development Plan - LCSWMA. Allan Herr so motioned, Jay Breneman seconded and motion carried unanimously.

Training Approvals – Administration, Police and Public Works – Reid Technique of Investigative Interviewing and IPMBA Police Mountain Bike Certification. Chief Graeff stated that the Reid Technique of Investigative is a four-day class for the newly assigned Detective Tatara to help her along with her interviewing skills. The police department tries to get out bikes during the Spring, Summer and Fall months and our new officers have been going to that. Chairman Mann entertained a motion to approve all training requests 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 – Mr. Breneman reported that the Blue Rock Fire is still trying to bid out the new rescue vehicle. It is still not done and is coming in at a million dollars. Blue Rock Fire Rescue had hoped that it would come back at \$700, 000. Mr. Breneman stated that we have actually had to spend money on the old rescue to keep it going. Mr. Herr reported that the Blue Rock Fire Company the Officers have identified some of the driver errors that have been causing some of the maintenance issues. One person was dismissed from duty because of misuse of the equipment. Chairman Mann entertained a motion to approve all reports and recommendations as submitted. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously.

With no further business to discuss, Chairman Mann entertained a motion to adjourn the meeting. Jay Breneman so motioned, Allan Herr 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