

Manor Township Supervisors Meeting

Tuesday, July 5, 2022

7:00 p.m.

Chairman Brandon Clark called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Tuesday, July 5, 2022 at 7:00 p.m.

Chairman Clark introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance.

Members Present: Brandon Clark, Allan Herr, John Wenzel, Missy Phelan, George Mann

Staff Present: Ryan Strohecker, Adrienne Kautz, Nate Taggart, Mark Harris, Lieutenant Kim Geyer

Visitors Present: See Attached Sign-In Sheet

Public Comment

Elaine Ettorre Keno, 1734 Temple Avenue, commented that she would like the Township to address the issue of the unprofessional, unethical, and possibly illegal practices of the Manor Township Police Department. Ms. Keno has been a victim of a number of issues on her property created by a tenant that lives at the home of 1738 Temple Avenue.

David Milisock, 102 Springmeadow Lane, commented that Letort Manor is becoming heavy with traffic and is concerned about the upcoming new development that is being proposed and the policing of that development.

Mary Glazier, 269 Chestnut Grove Road, is concerned that in 2022 the Manor Township Supervisors have canceled two of their regularly scheduled monthly meetings. Ms. Glazier feels meetings are the best way for residents to bring their concerns to the Supervisors to be discussed in a public setting. Ms. Glazier believes that canceling a meeting sends a message to the community that their participation is unnecessary or maybe even unwelcome.

Mr. Strohecker commented regarding the minutes. The purpose of the June meeting was to pass the Resolution related to the Sale of the Sewer System.

Consent Agenda

Previous Month Minutes, Financial Report and Accounts Payable, Traffic Commission; Police Report; Public Works Director Report; Township Manager's Report; Blue Rock Fire Rescue Report; and Building Permit Report – Chairman Clark entertained a motion to approve the previous month minutes, financial reports and pay all invoices on the accounts payable report and all reports presented. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Old Business – None to Report.

Sewer Loan Payoff

Mr. Strohecker stated that the Township did not have a long-term loan in place for the sewer. This is a specific loan that we took out last year to build our Maintenance Building. The whole purpose of taking out the loan was that the Township was under the presumption that we would sell the sewer system and use that money to pay this loan.

Chairman Clark entertained a motion to use the proceeds from the sale of the sewer system to pay off the loan from 2021. John Wenzel so motioned, George Mann seconded and the motion carried unanimously.

New Business

Electronic Billboard Proposal – Reilly Noetzel

Reilly Noetzel with Barley Snyder and Chad Snyder of Charles Snyder Funeral Homes made a presentation explaining their electronic billboard proposal. Mr. Snyder purchased the property of the old Scheid Funeral Home on 320 Old Blue Rock Road. Mr. Snyder is a third-generation funeral director. The Snyder Funeral home has a location, at 441 North George Street, and recently acquired the two Scheid properties, one at 320 Blue Rock Road, and one at 321 Old Blue Rock Road. Mr. Snyder has already started renovations inside the funeral home. Mr. Snyder is trying to restore the trust that someone else broke in our community. With this being said, the Charles Snyder Funeral Home is wanting to construct a “Community Sign” that they want to gift to Manor Township, as a welcome sign into the Township. Mr. Snyder is here this evening to share his vision and explain the proposed project. At this point there is not a profound Welcome to Manor Township sign along that corridor on Route 999 the Charles Snyder Funeral Home feels that this would be a great location. Charles Snyder has a landscaper engineer, Jim Boyer from David Miller and Associates, that is working on providing the detailed plans of the sign. Mr. Snyder stated that they are wanting it to be used for any notifications needed to alert the community (police, fire, community events, etc.)

Mr. Noetzel also noted that this property is located in the Limited Commercial District, there is only four properties zoned this area. A couple of years ago the Township approved a Text Amendment for reducing the billboards in the General Commercial to 10 seconds. Mr. Noetzel is looking toward the Manor Township Board of Supervisors whether they would be willing to amend the Zoning again to permit a reduced dwell time to the Limited Commercial District as well. There are sight distancing requirements with billboards per Mr. Snyder’s engineers’ calculations. If the Township Supervisors would approve the text amendment for reduced dwell time in the Limited Commercial District, Charles Snyder Funeral Home would still have to go through the Zoning Hearing Board because of the unique features of this site. The property is bounded by the creek, it’s an odd shape, and there would be some unique setbacks. Mr. Noetzel did provide the Board with some pictures.

Mr. Strohecker commented that a few years back there was a sign that was placed along Columbia Avenue that was a billboard with a potential use of any community or Manor

Township events. Mr. Strohecker inquired what is the difference between that sign and the one that is being proposed.

Mr. Noetzel responded that the main thing is, its going to be designed to be a Township sign. The use would be used as a Welcome Sign into Manor Township, since is it along Route 999. Mr. Snyder is also committed to make it not look like a Billboard.

Mr. Strohecker asked Mr. Snyder, if he committed to putting the Township name and logo on the board 24 hours a day. Mr. Snyder stated that Charles Snyder Funeral Home is looking to put a very tasteful permanent Welcome to Manor Township sign to all the vehicles that would pass by.

Mr. Wenzel wanted to know how big is the sign going to be. Mr. Snyder responded by stating that they are working on the details of the measurements of the sign. Mr. Wenzel also stated that it would not only be a Welcome Sign but an advertising sign as well. Mr. Snyder said most national signs are changed on an 8-10 second variable, this is on most highways.

Mr. Noetzel responded due to the sight limitations it would need to be setback because of the width from Route 999. The sign would be a dual purpose.

Mr. Herr stated that Mr. Snyder mentioned that there would be limited access for vendors. What does this mean limited access? Is Mr. Snyder referring to the percentage of advertising verses community involvement? With the setback requirements and what Mrs. Snyder is envisioning for the sign Mr. Herr can see it growing. Mr. Herr stated that when it was presented to the Supervisors, he asked quite a few residents what their thoughts were prior that meeting and overwhelming they did not an electronic flashing sign there. After the meeting, Mr. Herr told other people what the Supervisors decision was, and the residents gave them a thumbs up.

Mr. Snyder stated that one of the things that we need to educate the residents on is a digital sign is actually less distracting than a permanently lit sign. The sign dims naturally at nighttime.

Ms. Phelan asked Mr. Snyder about wanting to utilize the sign with community events, etc. How would you make that money back with counting that as advertising? If the community is doing an event would they have to pay for advertising? If there would be an emergency where Manor Township Police would need to have access to the board, Mr. Snyder would train the individual responsible for IT at Manor Township to be able to gain access and put the message on.

Mr. Wenzel stated that he believes a digital sign would change the character of that particular area. There are only a few businesses located in that area. Mr. Herr also agreed with the statement of the digital sign changing the character of that particular area. The community overwhelmingly did not want a flashing sign there.

Chairman Clark thanked Mr. Snyder and Mr. Noetzel for coming to the meeting and making their proposal. However, Mr. Clark did agree with Supervisor Herr regarding the constituents and what was talked about regarding this digital sign.

Mr. Snyder asked if the Board has any recommendations toward this proposal. Mr. Strohecker stated that when this was brought up before, it was a bigger scope with properties. The Township Supervisors did consider a bigger scope, but no action was taken. At that time there was no interest and that was step two of the process. Mr. Strohecker also stated that with regards to recommendations going forward, it's in Mr. Noetzel's and Mr. Snyder's court now. As an Attorney, you should be willing to submit a Text Amendment Petition.

Mr. Snyder inquired about rendering a sign and putting together a visual of what it would actually look like and revisit this. Chairman Clark stated that he personally is not interested in revisiting it. Mr. Wenzel agreed with Chairman Clark.

Time Extension Request – Bender Mill Subdivision

Chairman Clark commented that this is a plan that was previously submitted. They are requesting an extension as there are some items that Rettew would like them to review. Chairman Clark entertained a motion to grant the Time Extension as it's been requested for the June 3, 2022 letter from David Miller and Associates. George Mann so motioned, Missy Phelan seconded and the motion carried unanimously.

Mr. Milisock inquired if the Board extends this or not how does it affect the ramification? This project has been progressing throughout the years and already been kind of approved when the area was different.

Mr. Strohecker commented that the reason for the Time Extension for Bender Mill Subdivision, is that the two sets of engineers are going back and forth on some comments. The Township's engineer is slowing down the process because there are a variety of stormwater issues that need to be worked out.

Resolution 15-2022 – Disposal of Records

Chairman Clark entertained a motion to adopt Resolution 15-2022. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

LCSWMA – Minor Permit Modification Notification – No action is required.

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. John Wenzel so motioned, George Mann seconded and the motion carried unanimously. The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz