

## Manor Township Supervisors Meeting

Monday, October 3, 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 Monday, October 3, 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, Mark Harris, Lieutenant Kim Geyer, Nate Taggart  
Visitors Present: See Attached Sign-In Sheet

**Public Comment** - None to report.

### 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. Allen Herr so motioned, George Mann seconded and the motion carried unanimously.

### Old Business

#### Condemned Property Update – 192 Bender Road

Mr. Strohecker stated that the Township's understanding is that the property has been sold. The Township is hoping that this property will be upgraded over time. This was a much better resolution on this particular project rather than us having to take any action on it.

### New Business

#### Resolution 19-2022-Property Tax Penalty Waiver Provision (Act 57)

Mr. Strohecker stated that this legislation came from the State, if a property changes hands within the first year, the new owner does not receive a tax bill. The new owner has the ability to request their penalties and fees waived if they apply for it. The County has adopted it and now all the municipalities that use the County for tax collection need to do the same.

Chairman Clark entertained a motion to adopt Resolution 19-2022. George Mann so motioned, John Wenzel seconded and the motion carried unanimously.

#### Resolution 20-2022-Park Rules and Regulations Update

Chairman Clark gave an update on some of the notable items that are changing with regards to the Park Rules. These are: animals on public property to be on a leash or restraining device, pet waste is supposed to be picked up, prohibiting anyone to sleep, live, loiter, congregate, hang out, or remain in parks for long periods of time without a legitimate reason to be there. Finally, the Township is prohibiting vaping at all of our Parks.

Chairman Clark also stated that the Township is not allowing any vehicles in the parks that would be used for an unattended use of the park. This would include RV's, campers intended for sleeping, unauthorized commercial vehicles operating a business within the park.

Patricia Beaumont, 145 Carol Drive, stated she has been following the Park and Recreation Board and was inquired about how these changes came about.

Mr. Strohecker commented that these changes did not come from the Park and Recreation Board, these changes came from the Township staff. This list was a collaboration of issues that have come about in the last couple of years that the Township has had problems with. Our Police have gone out to enforce these situations and have encountered difficulties, because of how the issue is construed.

Mr. Herr stated with regards to the vaping issue, the regulations will state that you may not do any vaping on any Township property.

Mary Glazier, 269 Chestnut Grove Road, inquired if our solicitor has reviewed these regulations and would there be a legitimate reason to stay in the park. There are some cases that the Supreme Court has declined to hear because unless you provide shelter for people that have no home, you cannot ban them from being in public places.

Mr. Strohecker stated that any of these regulations could be challenged. If someone decides to challenge it then the Township will decide how to handle it if it comes to that. There have been people that are making the parks their home and causing problems in the parks. This gives our Police some ammunition if you don't have a reason to stay in our parks you will have to leave.

Ms. Glazier asked what would classify as a reason is to be in a park. A park is a place to sit and just relax.

The Township Supervisors stated that it is not a residence or a place to set up a home.

Mr. Wenzel stated that the Public Works Department really does a great job with the parks. The parks are designed for the enjoyment and use of the community. The parks are not designed to be a homeless shelter. The Township has to police it and enforce it, so the Township can keep the parks in such a way that the community can use it.

Ms. Glazier inquired about what would the standard or legitimate reason be for staying in the parks for long periods of time.

Ms. Phelan stated that a legitimate reason would be if you are there to enjoy the park, for park purposes, whether it's for reading a book, playing with your children, or taking a walk. It is not for sleeping there for hours and hours at a time, you are not using the park for its intended purpose.

Chairman Clark entertained a motion adopt Resolution 20-2022 Park Rules and Regulations. John Wenzel so motioned, George Mann seconded and the motion carried unanimously.

Resolution 21-2022-Sewage Planning Module-Scott & Celesta Funk

Chairman Clark entertained a motion adopt Resolution 21-2022. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Time Extension Request-Bender Mill Road Subdivision

Chairman Clark stated that the Township received a letter from David Miller & Associates requesting a Time Extension.

Chairman Clark entertained a motion to approve the time extension for Bender Mill Road Subdivision as requested. John Wenzel so motioned, Missy Phelan seconded and the motion carried unanimously.

Time Extension Request-161 Ridgewood Court

Chairman Clark entertained a motion to approve the time extension for 161 Ridgewood Court as requested. George Mann so motioned, Allan Herr seconded and the motion carried unanimously.

Financial Security Elimination Request-491 Central Manor Road

Chairman Clark entertained a motion to fully release the financial security for 491 Central Manor Road per the Rettew letter dated September 20, 2022. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Chairman Clark also announced to the public that there is an annual meeting for the Lancaster Solid Waste Authority, this meeting is coming up on Wednesday, November 2, 2022, at 6:00 p.m. If you are wishing to join you will need to R.S.V.P. Also, on November 5, 2022, there is going to be a tour of the Frey Farm Landfill.

Discussion Item – Potential Solar Panel Ordinance

Chairman Clark stated that Solar Panels have become more and more well known.

Mr. Taggart attended a seminar regarding Solar Panels through PSATS on behalf of the Supervisors. DEP has been increasing the amounts of Solar Energy that they looking to bring to the state. Solar Energy looks to be something that will be coming and will continue to grow. Solar Energy is an energy that the Township cannot stop completely from coming into a development but with an Ordinance we can regulate where it can be used. There are a few

options that the Township can pursue: a standalone Ordinance, it can be part of a Zoning Ordinance, or under a Zoning Ordinance it can be classified as Conditional Use. A key point that was made was that preserved farms cannot be developed with these. Also, any properties classified within a Clean and Green areas cannot be developed.

Mr. Wenzel asked if anything was stated about Agricultural Zones, renewal Energy is here to stay and its going to grow. Mr. Wenzel is concerned with the construction of Solar Panels in Agriculture areas. Mr. Taggart stated that the representatives at the seminar stated that solar energy are not permitted at all in the preserved farm areas. Mr. Wenzel commented that the Township should limit the amount of anything related to solar that comes into the Township. Mr. Wenzel does not want to see 100 acres of solar panels in an Agriculture Zone.

Mr. Taggart commented that there could be Ordinances to differentiate between accessory solar for personal or farm. There would be different criteria for each.

Mr. Strohecker commented that he believes what Mr. Wenzel is indicating that the Township does not want farms going to these massive operations where their primary purpose in the Agricultural Zone is selling energy back to the grid. Is the Township able to prohibit farms on this or can the Township regulate this?

Mr. Taggart stated that the Township has not proposed this to our Solicitor yet. Mr. Taggart's understanding is that we could regulate the farms, meaning the owners could only take a certain amount of percentage or acreage. Mr. Strohecker stated that if the Supervisors want to craft an Ordinance that prohibits large farms operations to utilize solar panels. For example, the Ordinance could limit the amount of soil being disturbed.

Chairman Clark stated that he agrees with Mr. Wenzel, it would come down to the Agricultural Zone. Chairman Clark is concerned that if you have a large farm and they want to put 100 acres of solar panels, the Township should have something in place to restrict this.

Mr. Herr stated that generally speaking if a farmer wants to put solar panels on it is generally on the roof not on land. However, he agrees with Mr. Wenzel, he does not want to see miles and miles of panels on farmland.

Mary Glazier, 269 Chestnut Grove Road, lives on a road with a large dairy operation, if she found out that they want to put a solar farm in at this dairy operation she would be thrilled. This would be less traffic, less smells, and no manure spread on the roads. Ms. Glazier understands the visual however she would be interested in hearing from other farms who use solar. Ms. Glazier understands that this is complicated issue.

Dominic Pirocchi, 153 Bradford Street, inquired if the presentation that Mr. Taggart attended discussed if solar panels are permitted in Residential Area.

Mr. Taggart stated that Residential isn't really a targeted area for the solar panels.

Mr. Strohecker stated the Supervisors seem to want an Ordinance generated that would target large solar and wind turbine farms. There would be a distinction between the small and large farms. However, the Township is focused on targeting the larger operations that are using the panels for Commercial Use.

Executive Session – Discussion of a Personnel Matter

Chairman Clark reported let the record reflect that the Board returned from their Executive Session at 8:22 p.m.

Chairman Clark entertained a motion to accept the retirement notice of Sergeant Matthew Wolf for December 1, 2022. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Chairman Clark entertained a motion that the Board of Supervisors approves the personnel action to terminate the employment of Todd Graeff effective October 3, 2022, George Mann so motioned, Allan Herr seconded and the motion carried unanimously.

James Reeve, 120 Stonewyck Drive, upon the termination of Chief Graeff, he suggests that the police department hire within the department. Mr. Reeve was with the Police Department for over 35 years and the department has some very qualified officers within the department.

Randy Herman, 114 Kloss Drive Apartment D, worked with the Township for over 38 years in the Police Department. Mr. Herman inquired if the Chief would receive a pension. Chairman Clark commented that this was a personnel matter, and he is not at liberty to discuss it. As someone who worked under Chief Graeff for 28 years, Mr. Herman would appreciate a thorough vetting of the next candidate.

Chairman Clark responded to Mr. Herman statement that rest assured that this entire Board is committed to vetting the next Chief.

Chairman Clark noted that the date for the next Supervisors meeting will be changed with the election being scheduled in November. For the residents to check the calendar and facebook for any updates.

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. George Mann so motioned, John Wenzel seconded and the motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

J. Ryan Strohecker

Secretary-Treasurer

Recording Secretary  
Adrienne Kautz