

## Manor Township Supervisors Meeting

Thursday, November 10, 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 Thursday, November 10, 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, John Wenzel, Missy Phelan, George Mann  
Staff Absent: Allan Herr  
Staff Present: Ryan Strohecker, Adrienne Kautz, Mark Harris, Lieutenant Kim Geyer,  
Nate Taggart  
Visitors Present: See Attached Sign-In Sheet

### Public Comment

Richard Bauder, of 130 Sheep Lane, inquired about employee contribution to pension which is still 1%. Mr. Bauder asked the Supervisors if there are any plans to change this. The Supervisors responded they have no intention of changing this. Mr. Bauder stated that State employees and schoolteachers pay 6%.

Josh Keller, David Foutz, and Chuck Moore, represent the Safety Team at Bethany EC Church on Letort Road. Mr. Keller, Mr. Foutz and Mr. Moore just wanted to express their appreciation for Officer Smoker who came out to give the group a Safety briefing and go over a few things to help with safety.

Mr. Clark commented that he appreciates the group coming and praising the Police force.

### 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. John Wenzel so motioned, George Mann seconded and the motion carried unanimously.

### Old Business

#### Solar and Wind Turbine Ordinance Update

Mr. Taggart stated that since our last meeting the ordinance has been sent to the Township Engineer, the Township is hoping to have a draft ready by February.

## **New Business**

### Potential Rezoning Discussion – 289 Donerville Road

Mr. Strohecker stated that the Township had a Work Session where we looked at some properties throughout the Township. This property (289 Donerville Road) was one of the properties that was discussed. There has been some discussion between Supervisors and Mr. Strohecker about rezoning some areas. The Township would like to identify whether or not as a Board of Supervisors if there was an interest in taking a look at 289 Donerville Road and changing the zoning.

Mr. Wenzel asked what 289 Donerville Road is currently zoned. Mr. Strohecker commented that it is currently zoned at High-Density Flex Zone. Mr. Strohecker stated that High-Density Flex Zone would be similar to Woods Edge. Some examples of the types of homes in Woods Edge are single family semi-attached, townhomes and apartments buildings which are allowed in that zone. Mr. Strohecker commented that High-Density Flex Zone allows you a lot of different options more so than a Low-Density Zone.

Mr. Wenzel stated that changing the zoning would create a better transition to Ag zone compared to what is there now. A resident can walk out to the end of that road and see farmland, with High-Density Flex Zone this would not be probable.

Chairman Clark agrees with Mr. Wenzel stating that the Township needs to be good stewards of what land we have left. Mr. Clark asked if that was the Flex Zone, which Mr. Strohecker agreed with Mr. Clark about being good stewards of the land we have left.

Mrs. Phelan asked if the Flex Zone allows Cluster Developments. If we remove the Flex part and make it just residential it removes the ability to have a Cluster Development.

Mr. Wenzel asked what the lot size would be. Mr. Taggart stated that if you are comparing straight High-Density to High Density flex that is the main difference. There is the Cluster Development option under Special Exception.

Susan Sheeler, of 101 Langley Square, stated that she is part of Woods Edge Board and there is not a piece of land that is available there. Mrs. Sheeler also stated that she is in favor of what is being suggested for 289 Donerville Road property.

Mr. Wenzel stated that the difference between High Density and High-Density Flex, is still a dramatic change.

Chairman Clark stated that if we are looking to have this be a transition area, Low Density makes the most sense for that particular piece of land. Chairman Clark inquired about what are the next steps from this meeting.

Mr. Strohecker stated if the Township is hearing from the Supervisors, the Township wants to

put a change into the zoning map. The Township can initiate that process on behalf of the Supervisors. The Board of Supervisors would need to state precisely what they want to change the zoning to. The next step would be to contact our solicitor Mr. Hess who would walk us through the process along with Mr. Taggart. The Township would have to go through an official map change and rezoning petition. The Township would also have to go through the Lancaster County Planning Commission and Manor Township Planning Commission for recommendations. Mr. Strohecker asked Mr. Hess what the general timeline is, Mr. Hess stated it would be roughly 45 days when the Township holds the hearing.

Mrs. Phelan asked when doing this rezoning do we look at the area as a whole or just this particular piece of land. Mr. Strohecker commented if we are looking at the map as a whole this is up to the Board Supervisors. This property 289 Donerville Road is the one property that keeps coming up to be changed.

Joan Matterness, 210 Sutherland Road, stated that the Township discussion on making this property Low Density is an excellent idea. If the Township would decide to keep it as High Density along with the potential changing of the Armstrong building, that particular area will be grid locked long term.

Chairman Clark suggested putting together a Work Session in the beginning of the year with our Planning Commission to look at some of the other tracts to see if there are other tracts that need to be addressed.

Mr. Strohecker stated that if the Supervisors are wanting to go in the direction of a Work Session then a decision would need to be put on hold until a discussion takes place. The Township could go through two rezoning processes at the same time, which would mean a decision wouldn't be made until sometime in March.

Mr. Wenzel is in favor of a Work Session but also suggested that the Township get started on this particular rezoning since the process could take time.

Chairman Clark agreed that the Township instruct staff to move forward with the required paperwork and required contacts to rezone that tract for Low Density.

#### Resolution 22-2022 – Sewage Planning Module-801 Walnut Hill Road

Steve Gergely, Harbor Engineering, representing Rob Barley of Walnut Hill Road. The tract is a preserved farm with 82 acres, exclusionary for a sub-division for a two-acre lot. That is the process that we are going through right now. Mr. Gergely has a sewage planning module, sub-division plan and a stormwater management plan, that is going to be run through the Planning Commission. The sub-division plan is off of Indian Run Road. There is an existing driveway that shares with adjoining property that we are currently working on a shared access agreement for this. The Stormwater Management plan will have small sewage bed and small infiltration garden. The sewage is a little unusual, its going to be a spray irrigation system due to the high nitrates in the area. That is the Planning Module component of this. Mr. Gergely is asking for a

few modifications related to Plan Scale, Existing Features and Dedication of Existing Right of Way because it is a preserved farm.

Mr. Wenzel asked how high are the nitrates. Mr. Gergely reported 10 parts per million on average. There are adjoining properties that also have high nitrates. As an alternative Mr. Gergely drilled a test well on the site to see if we could get a lower rate at the site of the septic system and that was also over.

Mr. Wenzel stated that he was under the impression if the nitrates are too high, a resident can't build.

Mr. Gergely stated that there are two options if your nitrates are too high. If you are part of the Amish Community you can do a black water holding tank or a composting toilet. The other option is a spray irrigation system which is approved by the Department Environmental Protection (DEP).

Mr. Gergely stated that there is an agreement between the Township and the landowner that the system is going to be maintained. DEP gets a copy of that agreement.

Chairman Clark entertained a motion adopt Resolution 22-2022. George Mann so motioned, Missy Phelan seconded and the motion carried unanimously.

#### Briefing Item – Final Subdivision Plan – 801 Walnut Hill Road

Chairman Clark entertained a motion to move this to an action item. John Wenzel so motioned, George Mann seconded and the motion carried unanimously.

Chairman Clark entertained a motion to conditionally approve the 801 Walnut Hill Road Final Subdivision plan as per the Rettew letter dated October 6, 2022. George Mann so motioned, Missy Phelan seconded and the motion carried unanimously.

#### Employment Retirement

Chairman Clark entertained a motion to accept the retirement notice of Dan Funk. John Wenzel so motioned, George Mann seconded and the motion carried unanimously.

#### Financial Security Release – 2004 Franklin Road

Chairman Clark entertained a motion to full release the security for 2004 Franklin Road. George Mann so motioned, John Wenzel seconded and the motion carried unanimously.

#### 2023 Summary Budget Presentation

Mr. Strohecker made a 2023 Summary Budget presentation. If any resident is interested in any of the details of the budget, residents can come into the office to receive a copy of the budget. The budget will be adopted at the December Supervisors Meeting.

Mr. Strohecker presented a balance budget; in which case the Township is going to be using reserves. The Township has been doing this for several years. There is going to be zero tax increase which means zero debt. The Township is not proposing any changes to our employee compliment. This budget is focusing on holding the line with all the employee wages, employee benefits, employee pensions, and number of factors that are continuing to affect our budget.

Mr. Strohecker stated that there are some negative net income numbers proposed for 2023. This does reflect some items that the Township is proposing to purchase that are one-time costs in 2023. In the Public Works Department will be looking to purchase some big pieces of equipment. Unfortunately, these pieces of equipment are extremely expensive in the \$200,000 range. The money has been sitting in our Capital Fund, we have fund reserves to help pay for these items.

The Township is proposing to install Pickleball Courts in our Charlestown Park.

Mr. Strohecker also commented about the improvements to South Centerville Road. This funding has already been put in the Capital Fund and is available for this project. This is a PennDOT project that is going to affect East Hempfield and Manor Township. The Township is anticipating over the next one or two years we will see the work begin.

Mr. Strohecker stated with regards to the Pension Plan, it is fully funded.

Patricia Beaumont, of 145 Carol Drive, asked where the money ARPA is located.

Mr. Strohecker stated that the ARPA money came into the Township in 2021 and 2022. The Township had planned to have all of our expenditures hit in those years.

Chairman Clark wanted to publicly acknowledge all the department heads. The reason we have a balanced budget is because of them.

#### Executive Session – Discussion of a Personnel Matter

Chairman Clark reported let the record reflect that the Board returned from their Executive Session at 8:30 p.m.

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