

Manor Township Supervisors Meeting

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

Public Comment

David Millisock, of 102 Spring Meadow Lane, looked into traffic considerations that will come about with the new development. Mr. Milisock is asking the Township to discuss with the engineer the trip issues that could occur with this new development.

Chairman Clark commented that he appreciates the time that Mr. Milisock has put into looking at the traffic considerations. Chairman Clark also stated that there is a process that this plan has to go through in order for it to be vetted.

Bill Antczak, of 610 White Chapel Road, is concerned about the low spots on his road. Mr. Antczak is asking the Public Works to address these issues. Mr. Antczak also inquired about the rain gardens; they have all been cut down. Mr. Antczak asked what the final plan for this area would be.

Christine Brubaker, of 22 Birch Court, made comments about the Susquehanna Natural Heritage area. Ms. Brubaker believes that Manor Township could do better with protecting these areas.

Pete Scilla, of 600 White Chapel Road, also expressed his concerns regarding the rain gardens. Mr. Scilla would like to know what the final plan is for replacing the rain gardens.

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

Old Business

Solar and Wind Turbine Ordinance Update

Mr. Strohecker commented that at this time there are no updates. The Township engineer is continuing to develop the proposed Ordinance. Mr. Taggart commented that the engineer should have the proposed Ordinance ready in February.

Rezoning Update – 289 Donerville Road

Mr. Strohecker commented that at this time there are not any updates. This rezoning has been turned over to our solicitor and they are working on a draft of a Rezoning Ordinance for the property for consideration at the January meeting.

Christine Brubaker, of 22 Birch Court, commented that she knows the property at 289 Donerville Road was zoned for High Density Flex, however she doesn't believe we need more properties zoned at High Density Flex in the Township.

New Business

Briefing Item – Preliminary Approval Subdivision & Land Development Plan Approval Funk Farm.

Bill Swiernik, of David Miller Associates, is here for a reconsideration of the plan for The Village at Funk Farm. Originally the Board had granted conditional approval of the plan. However, during that time, the sizes of the units have been changed. This is particularly affecting the size of the Care Facility and Clubhouse that are proposed in the development. Mr. Swiernik has since made those modifications and presented that plan back to the Township engineer and there are not any changes needed.

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

Chairman Clark entertained a motion to conditionally approve the plan as per the Rettew letter dated August 18, 2022. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Resolution 23-2022 – Fee Schedule for 2023

Chairman Clark entertained a motion adopt Resolution 23-2022. George Mann so motioned, Allan Herr seconded and the motion carried unanimously.

Executive Session – To discuss a personnel matter.

Chairman Clark reported let the record reflect that the Board returned from their Executive Session at 7:48pm.

Resolution 24-2022 – Managers Resolution

Chairman Clark entertained a motion to adopt Resolution 24-2022. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Resolution 25-2022 – 2023 Budget Adoption and Certification

Chairman Clark entertained a motion to adopt the proposal 2023 budget. George Mann so motioned, Missy Phelan seconded and the motion carried unanimously.

Financial Security Elimination – Peace of Mind Self Storage

Chairman Clark entertained a motion to conditionally eliminate the financial security for Peace of Mind Self Storage as per the Rettew letter dated December 1, 2022. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. George Mann so motioned, Missy Phelan seconded and the motion carried unanimously. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz