

Manor Township Supervisors Organizational Meeting

Tuesday, January 3, 2023

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, January 3, 2023 at 7:00 p.m. Chairman Clark introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance to the Flag.

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

Brandon Clark made a motion to appoint the Vice-Chair as Temporary Chairman.

Elect Chairman – Allen Herr entertained motion to appoint Brandon Clark as Chairman of the Board of Supervisors for 2023. Missy Phelan made a motion to appoint Brandon Clark as Chairman of the Board of Supervisors for 2023. Allan Herr seconded, and the motion carried unanimously.

Elect Vice-Chairman – Chairman Clark entertained a motion to appoint Allan Herr Vice-Chairman for the Board of Supervisors for 2023. Missy Phelan made a motion to appoint Allan Herr as Vice-Chairman of the Board of Supervisors for 2023. Chairman Clark seconded and the motion carried unanimously.

Appoint Secretary-Treasurer – Chairman Clark entertained a motion to appoint Ryan Strohecker as Secretary-Treasurer for 2023. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Establish Treasurer's Bond Amount - \$1,500,000 – Chairman Clark made a motion to establish a Treasurer's Bond in the amount of \$1,500,000 for 2023. Missy Phelan seconded and the motion carried unanimously.

Resolution 1-2023 – Planning Commission-Keith Hoover – Chairman Clark entertained a motion to adopt Resolution 1-2023. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Resolution 2-2023 – Zoning Hearing Board-Bradley Singer – Chairman Clark entertained a motion to adopt Resolution 2-2023. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

Resolution 3-2023 – Park & Recreation Board-Andy Lebo – Chairman Clark entertained a motion to adopt Resolution 3-2023. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Resolution 4-2023 – Park & Recreation Board Josh Barben – Chairman Clark entertained a motion to adopt Resolution 4-2023. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

Resolution 5-2023 – Auditor Resolution – Chairman Clark entertained a motion to adopt Resolution 5-2023. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Resolution 6-2023 – SEO Resolution – Chairman Clark entertained a motion to adopt Resolution 6-2023-SEO Resolution. Allan Herr so motioned and Missy Phelan seconded and the motion carried unanimously.

Other Board Appointments – Chairman Clark entertained a motion to approve the following appointments: Solicitor-Morgan, Hallgren, Crosswell & Kane P.C.; Assistant Solicitor/Special Counsel-Goodman & Kenneff, Stevens & Lee; Labor and Personnel Counsel-Campbell, Durrant Beatty, P.C.; General Engineer-Rettew; Subdivision Land Development Engineer-Rettew; Alternate Subdivision Land Development Engineer-Buchart Horn & David Miller Associates; Storm Water Engineer-Rettew; Alternate Storm Water Engineer-Buchart Horn & David Miller Associates; Storm Water Official & Authorized Staff Representative of the Board of Supervisors-Ryan Strohecker; Township Authorized Representative to Zoning Hearing Board Cases-Ryan Strohecker; Traffic & Planning Engineer-Rettew; Special Projects Engineer-Rettew & David Miller Associates; Septic Pump Hauler-Sonlight Services; Vacancy Board-Lester Eckman; Manager-Ryan Strohecker; Public Works Director-Mark Harris; Assistant Public Works Director-Henry Hank; Zoning Officer-Nate Taggart; Assistant Zoning Officer-Ryan Strohecker; Delegate to the State Convention-Allan Herr; Representative to Lancaster Inter Municipal Committee-Ryan Strohecker; Representative to Intergovernmental Insurance Cooperative Board-Ryan Strohecker; Representative to Blue Rock Fire District, 2 year term-Dennis Funk and Missy Phelan; Traffic Commission-Mark Harris, Lieutenant Kim Geyer & Missy Phelan; Right-To-Know Officer-Ryan Strohecker; Assistant Right-To-Know Officer-Kim Geyer; Penn Manor Municipal Representative Lancaster County Tax Collection Bureau-Ryan Strohecker; Building Code Official-Commonwealth Code Inspection Services Inc.; LASA Representative-5 year term-Barry Smith and UCC Board of Appeals Appointments Committee-3 year term beginning August 1, 2020-July 31, 2023-Jason Stevens.

Mr. Herr stated that with regards to Blue Rock Fire District, Dennis Funk will remain on the board, however Missy Phelan will be replacing Jay Breneman on this Board.

Chairman Clark entertained a motion to approve all the Other Board Appointments. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Chairman Clark entertained a motion to adjourn the 2023 Board of Supervisors Organizational Meeting. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

The Organizational Meeting adjourned, and the Supervisors Regular Meeting started at 7:12 p.m.

Public Comment

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, Missy Phelan seconded and the motion carried unanimously.

Old Business

Solar and Wind Turbine Ordinance Update

Mr. Strohecker stated that at this time there are no updates. The Ordinance is still being reviewed by the Township's engineer.

Rezoning Ordinance-289 Donerville Road

Chairman Clark made a motion to submit a copy of the proposed Ordinance amending the Manor Township Zoning Ordinance by revising the official Manor Township Zoning Map, in the form presented to the Board of Supervisors at this meeting, to the Lancaster County Planning Commission and the Manor Township Planning Commission for review pursuant to Section 609 of the Pennsylvania Municipalities Planning Code.

Additionally, Chairman Clark moved that the Board of Supervisors hold a public hearing on the proposed Zoning Map amendment to occur at the Board of Supervisor's regular meeting on February 6, 2023 and authorize Township staff, with assistance from the Township solicitor, to provide notice of the public hearing and proposed Zoning Map amendment by the Pennsylvania Municipalities Planning Code.

Erik Hume, with the law firm of Saxton & Stump, is here on behalf of the Eshelman family who are the owners of 289 Donerville Road. Mr. Hume presented a few items of concern to the Board concerning the property. This property has been owned by the Eshelman Family for generations. Mr. Guy Eshleman sadly passed away this past year, he was a farmer and lifelong resident here in Manor Township. Mr. Eshleman also knew that a development was inevitable in Manor Township. One item that was important to him was putting in a development that preserved as much farmland as possible. Mr. Eshleman saw this property at 289 Donerville Road as part of his legacy, he saw that if the land could be developed properly, would ensure

that other farmland in the Township would not be lost to developments. On New Year's Eve a friend of Yvonne Crouse (who is one of Guy Eshleman's daughters) called to inform her that she should look at the Townships website and see the Township was looking to rezone your property. This was the first Ms. Crouse ever heard about this. There was no communication from the Townships to the family regarding this rezoning. As a member of the community the family was very hurt, insulted, and shocked. The family was surprised that no one from the Township reached out to them regarding this matter.

Mr. Hume stated that what the Township is planning with regards to rezoning the property is violating our Ordinances. There is a Public Hearing scheduled for February 6th, which is only 34 days away. The Municipalities Planning Code requires that you refer proposed zoning amendment to the County Planning Commission and the Townships Planning Commission. The Township zoning ordinance requires that you give 45 days to review and respond, the Township cannot take action until they make a recommendation or the 45 days lapses. The Township is only giving the family 34 days. The Township Planning Commission meets on January 9th, and according to the guidelines on the website a resident has to submit anything to that Planning Commission 15 business days in advance. If the Township is scheduling a Public Hearing on February 6th, the Township is essentially saying we do not care what the Planning Commission will say we are just moving forward and are violating our Zoning Ordinance.

Mr. Hume stated that the final item he wanted to discuss was this was bad planning. This property that we are talking about is in the Urban Growth boundary. Right now, in America there is a shortage of housing. Mr. Hume stated that we need more housing, if you take a property that is zoned High Density and you make it Low Density how are you going to solve the housing problems. If you take a High-Density property and make it Low Density that is three more farms that need to be taken to satisfy the housing needs. Prior to 2005 this property was zoned Medium Density, there was a plan submitted at that time. The Township Planning Commission looked at the plan and decided that it wouldn't work. This is when the property was zoned High Density. Mr. Hume asked what has changed in the past 15 years to want to make this change.

Mr. Strohecker commented that the Township is aware of the technical parts that were cited with regards to the Ordinance from Mr. Hume. The purpose of the Public Hearing is to have public discussion about 289 Donerville Road. The February meeting to discuss the rezoning of 289 Donerville Road the action that is being taken tonight is to recognize that we are a formal ordinance in front of you to review, you are planning on pushing it onto the Planning Commission.

Andrew Gingerich, of 289 Donerville Road, is observing many of his peers here tonight. There is shortage of young affordable family houses. Mr. Gingerich and his wife about a year ago started looking for a place that would be affordable to them. Mr. Gingerich doesn't have the high income to be able to afford housing, and as he looks around Manor Township he doesn't see any housing that would be available to him. Mr. Gingerich strongly appeals to the Board

on this concern as well as these agreements, the Township is going to have build more housing somewhere why not keep it efficient and as tight as possible.

Chairman Clark entertained a motion to move forward with the rezoning of 289 Donerville Road. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Mr. Herr also reiterated that this is just a start of a process for discussion, and we want to present to the Planning Commission and follow through with the procedures.

Mr. Strohecker also commented as a follow up to Mr. Herr, the Township will forward this information onto the Planning Commission. The Township had a meeting with the Planning Commission in December, where we initially talked about this. There are good arguments on both sides as to what to do with the property.

New Business

Resolution 7-2023 - Meeting Dates – Chairman Clark entertained a motion to adopt Resolution 7-2023. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

Resolution 8-2023 – Bank Depositories – Chairman Clark entertained a motion to adopt Resolution 8-2023. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Resolution 9-2023 – Police Pension – Chairman Clark entertained a motion to adopt Resolution 9-2023. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

Briefing Item – Revised Final Subdivision Plan and Lot Add on 416 Stehman Church Road
Marlin Kreider, of 456 Stehman Church Road, is proposing to subdivide 2.2 acres from his property and add it onto Richard and Bonnie Sue Martin’s property. Mr. Kreider is looking for the final approval to add on 2.2 acres onto Richard and Bonnie Sue Martin’s property.

Chairman Clark entertained a motion move this item to an Action Item. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Chairman Clark entertained a motion to conditionally approve the revised final Subdivision Plan and Lot Add On for 440 Stehman Church Road per the Rettew letter dated December 9, 2022. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Briefing Item-Revised Final Subdivision Plan and Lot Add On-516 Habecker Church Road–

Jim Sanchez, the engineering representing the plan. Mr. Sanchez stated that this is a Lot Add On plan of a 63-acre parcel owned by Wesley Funk. Mr. Sanchez stated that Mr. Funk is planning on subdividing 16.3 acres. Mr. Sanchez went before the Ag Preserve Board, and they

approved it subject to approval by the Township. There is a modification requested that we receive approval by Rettew.

Chairman Clark entertained a motion to move this plan to an Action Item. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

Chairman Clark entertained a motion to conditionally approve the revised Final Subdivision Plan and Lot Add-On for 516 Habecker Church Road per the Rettew letter dated December 29, 2022. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

Revised Crossgates Phasing Schedule

Chairman Clark entertained a motion to accept the new Revised Crossgates Phasing Schedule as outlined in the November 29, 2022 letter from David Miller and Associates. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

Time Extension Request – 161 Ridgewood Court

Chairman Clark entertained a motion to accept the time extension request as outlined in December 22, 2022 letter from Nolt Engineering. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Isolation Distance Waiver-3409 River Road

Chairman Clark entertained a motion to accept the isolation distance waiver request for 3409 River Rd. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Police Resignation – Scott Smith

Chairman Clark entertained a motion to accept the resignation letter from Scott Smith dated December 7, 2022. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Mr. Strohecker stated that Mr. Smith was the newest police officer that we just hired. Mr. Smith had a whirlwind of personal things that popped up in his life shortly after he took the position with Manor Township. These items had nothing to do with Manor Township and the Township tried to work with him and keep him on board, but it got to the point where he felt he could not commit.

Lieutenant Kim Geyer also commented that the Police Department let Mr. Smith know that after a year if the position is still open, he could reapply for it.

Minor Permit Modification – LCSWMA

No action required.

Notice of Application – Conestoga Country Club

This is just a notification of application that they applied to draw more ground water.

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. Allen Herr so motioned, Missy Phelan seconded and the motion carried unanimously. The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz