

## Manor Township Supervisors Organizational Meeting

Monday, February 6, 2023

7:00 p.m.

Vice-Chair Allan Herr called the meeting to order in the Penn Manor Middle School, 2950 Charlestown Road, Lancaster, Pennsylvania on Monday, February 6, 2023 at 7:00 p.m. Vice-Chair Allan Herr introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance to the Flag.

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

### 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** – Vice-Chair Allan Herr 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. Strohecker stated that at this time there are no updates. The Ordinance is still being reviewed by the Township's engineer.

#### Public Hearing Rezoning Ordinance-289 Donerville Road

Good evening and thank you for coming to this public hearing on the proposed amendment to the Manor Township Zoning Map to rezoning the property at 289 Donerville Road from High Density Residential Flex (RH1) to Low Density Residential (LH). The purpose of this public hearing is to obtain public comment prior to the Board of Supervisors taking action. We, as a Board, are here to listen, and we value the involvement of those attending so please direct all comments to the Board of Supervisors.

As a reminder of our meeting participation policies, everyone who has any interest in this matter will have an opportunity to speak. Members of the public will be limited to three (3) minutes of speaking time. Speakers should avoid repeating points that have previously been

made. All audience members should exercise common courtesy and respect to those speaking by not being disruptive during or after their comments.

At this time, please be sure to mute the sounds of your mobile devices.

Jason Hess, the Township Solicitor, presented the Ordinance. It is in the Ordinance of the Township of Manor Lancaster County Pennsylvania, Manor Township Code of Ordinances, Chapter 425 Zoning, I am advising the Official Zoning Map to be change the zoning classification of Tract from High Density Resident Flex (RH1) to Low Density Residential (R). The primary involved is Lancaster County Tax Accountant number 410-45613-0-0000 is the property address of 289 Donerville Road. This is being recorded at Dbook 5133, this attends approximately 92.3 acres. The Planning Code requires that prior to Amendment to a Zoning Ordinance the municipality shall hold a public hearing and the purpose of this Public Hearing is for the Board of Supervisors to obtain Public Comments on the proposed Amendment. However, this is not an actual Zoning Hearing Board hearing which is an evidentiary hearing, there is no cross examination of witnesses. The Board of Supervisors is considering the Zoning Amendment is acting in Legislative capacity as opposed to a Zoning Hearing Board. Mr. Hess stated there are certain requirements under the Sunshine Act municipalities. Their counsel will make comments before proceeding to public comment.

Mr. Hess stated that he wanted to confirm with Mr. Taggart that certain items of notice have been met. There was an agenda placed on the Townships website, in accordance with Section 709 C1 of the Sunshine Act. Mr. Taggart stated that is correct. Mr. Hess asked was it also posted at the Township building; Mr. Taggart stated yes that is correct. Mr. Hess also asked if a notice of the Public Hearing in Summary of the Ordinance advertised on January 23<sup>rd</sup> and January 30<sup>th</sup> of this year in the LNP. Mr. Taggart stated that is correct. Mr. Hess did we receive a publication from the Lancaster newspaper. As part of that record Mr. Hess has a copy of that publication in the Lancaster newspaper and a full text amendment of the proposed Ordinance placing in the newspaper. For the record, we have a copy of the full text amendment to the Lancaster Library on January 4, 2023 in compliance with Section 610 82 of the NPC. Section 729 81 of the Lancaster Municipal Code requires that the property to be zoned be posted. Mr. Hess asked Mr. Taggart was the property properly posted in accordance with that Section. Mr. Hess also asked Mr. Taggart if he took pictures of the location of where the property was posted. Mr. Taggart responded by saying correct. Mr. Hess also asked if Mr. Taggart has a map indicating that it was posted. Mr. Taggart responded with that is correct. Mr. Hess also stated that there was a letter sent to the Lancaster County Planning Commission dated January 4, 2023 in an email. Also, a letter to the Lancaster County Inter-Municipal Committee. There was a copy sent to the Manor Township Planning Commission dated January 4, 2023. The Township also provided a copy of the proposed Ordinance available to members of the Public if they came in to inspect the Ordinance. Mr. Taggart commented with yes it was provided. Mr. Hess asked were their copies of the Notice Letters that were sent to the landowners to both addresses that are listed on the county website for the property owner being Guy R. Eshleman Trustee of the Jane E. Eshleman. There were additional letters sent to the property owner dated January 16, 2023 just notifying them in the change of address of this Public Hearing.

Michael Trexler, with the law firm of Sexter & Stump, is here on behalf of the property owner the Eshelman Trust. Mr. Trexler asked Solicitor Hess one point of clarification before we begin, when we met last at the meeting of the subject property at the Planning Commission, you had mentioned at that meeting that this Board would not be able to vote on this proposed rezoning. Mr. Hess stated that this is correct, the Board of Supervisors will not be voting tonight.

Mr. Trexler has the privilege to be here on behalf of the Eshleman Family to simply ask that the Board of Supervisors do nothing. The Eshleman family is here tonight to oppose the rezoning, The family is not asking for anything, simply wants the Zoning that has been in place for its property since 2005 to remain the same. The Zoning is one of the most important and intrusive powers that a Municipality has. It can have massive effect on property owners right and value of its property. In looking at Zoning Municipalities they cannot arbitrarily approach Zoning and make decisions in arbitrarily manner. The Township must apply good planning principles.

Mr. Trexler stated that this evening the Township cannot vote on this. When the family was before the Planning Commission, we obtained some information, and we asked some questions why this property and why right now. The two items that we heard from the Township Manager was traffic concerns and creating a buffer zone between the existing High Density Residential Development that borders this property and now and Agricultural lands. With regards to the Traffic concern as the Board knows going through this process on a monthly basis, that is something that is addressed during the planning phase with any development request. There needs to be a buffer between the existing High Density Residential development that is Woods Edge and the other side bordering it is agricultural lands which is an Industrial Zone.

Mr. Trexler commented there is no compelling reason that has been provided to anybody at this point in time as to why this single property needs to be rezoned. It is currently zoned as High-Density Residential Flex, it has been that way since 2005, it's also been the last piece of property in this Township zoned in that manner. Why is it zoned that way? Its 90 acres, it already borders another High-Density Residential development. It borders an Industrial Zoned property. It also has the public water and utilities services available that High Density Residential Development would need. In 2005 the property came before the Township and the family asked it to be developed under the Medium Density Residential Zoning that existed at that time. The family were told no that property should be developed as High Density residential. The family didn't fight that decision then. Now the family is being told that they are going back to the way it was zoned back in 2005. The family didn't request it then and didn't request it now, but being told they have to deal with this change. At the Planning Commission Mr. Trexler asked the Township Manager if a planner was consulted. The answer was the Township Manager consulted with the Planning Commission. This is interesting because of the last Planning Commission meeting almost every member agreed that they needed more time and would benefit from Work Session. At this point Township is moving forward without any input from its own Planning Commission or the Lancaster County Planning

Commission. This is important, not only has there not been input from these commissions but this change in zoning runs contrary to this Township's own Comprehensive Plan and the Counties.

Mr. Trexler stated this Township's Comprehensive plan was adopted in 2007. This property fits squarely within the Urban Growth boundary in the Township's Comprehensive Plan and also fits within the Urban Growth boundary in Lancaster's County Comprehensive Plan. Those are the areas that are specifically targeted for High Density Residential Development. This request not only is not based on sound planning but runs contrary to both of those plans. This Township's own plan has specific objectives that states that zoning districts in the Urban Growth boundary have to have a focus on compact development options and encourage mixed income housing. Right now, as this request stands the option for High Density Residential Development in this Township will not exist if this zoning change is approved. When you look in the background involved with this proposed rezoning, there are some items that are unclear. The public heard a listing of notices that have been posted in 2023, this is important to point out. The Eshleman family although this was being discussed by the Township at various points throughout 2022. The Eshleman family never knew about this until New Year's Eve of 2022 going into 2023. This came as a complete surprise to the family on New Year's Eve.

This family has been in this Township as property owners and good stewards of this property for decades. Even though this rezoning was being discussed throughout 2022 by the Township, nobody even had the courtesy to reach out and get their input during that process. During that time, discussions were being had by the Township about developing this property in a manner that would comply with the High-Density Residential Zoning. The family believes there is a crusade to stop them from doing the development. The family believes that because we know that in addition to this property other properties have been considered for rezoning instead of looking at it all comprehensively and bringing it before the Planning Commission. This property has been singled out, after discussions have been had with the Township about developing this property. Mr. Trexler stated what happens if this zoning change happens and move forward, the landowner has the right to challenge, hopefully the landowner doesn't have to do that. There are limits on the power of changing the zoning in a municipality, legislative body such as Board of Supervisors, the residents rely on for sound planning principles. Also based on what the family sees so far this is a classic case of "spot zoning", singling out one property for treatment different than surrounding properties. The family knows there is a High-Density Residential development that is right next door and there is an Industrial property to the other border this is looking to change that treatment from what surrounds it currently. There are also fair share issues, if this zoning is approved as it stands the Township will no longer have any available properties available for High Density Residential development. Manor Township has to absorb its fair share of High-Density residential development with this zoning that would take that away. If this moves forward Mr. Trexler can assure the Township there will be a challenge by the property owners that will be a waste of taxpayer dollars. If this Board determines or thinks that it may be in its interest to change the zoning Mr. Trexler implores the Board to make sure that the process is followed in a manner that is sound planning principles.

are followed. The family does request that the record be kept open for further input at the hearing where this be put before the Board with a vote.

Susan Wenger, a daughter of Guy Eshleman Sr., who passed this past year. She spent her childhood and young adult years living at 289 Donerville Road. It has been in my family and farmed by my family for several generations. As a young child she remembers hearing that Woods Edge would be built along the border of our farm, she wondered how that would feel. As the years passed and the Woods Edge community grew my parents modeled what it meant to be a good neighbor. My father made many, many friendships with his new neighbors in Woods Edge and carefully farmed a distance from the Woods Edge properties. Ms. Wenger is a teacher at Hambright Elementary and fell in love with the Woods Edge families of the students that she taught. Of course, in my younger years Ms. Wenger dreamed of my children or their children being raised on our Donerville Road farm, but as the years went by it became evident to me that this was not the intent or best use of our land. On tractors rides she saw the stub road that led to our only open field from Woods Edge, she saw the fire hydrant installed on our property and I watched the Township change our zoning from High Density Flex. Ms. Wenger saw roads expanded in our area to allow for addition traffic. The Township could see that this farm would be developed, it was the only un-developed High-Density Farm in the Township. At first years ago she was unsure of this idea but how can she forget about the new families that I have learned to know that enjoy living in the now larger and High-Density Woods Edge community. Ms. Wenger now knows whole heartedly to be good steward of our farmland it is important to grow where you are already growing. Our family wants to be a good steward of our land and we can save our farmland with being constant with the Urban Growth line that was put into place by our previous officials so many years ago. For the past three years the family along with their Dad have planned and dreamed about the legacy that we could leave with our family farm. Ms. Wenger is here this evening with so many questions, the Township is planning to change our density and rezone our farm. The family wasn't even contacted or told, until we accidentally found out on New Year's Eve. Ms. Wenger is asking why their farm was singled out or rushed through and will this happen to other farmers, good planning should be transparent, stable, predicted, and unchanging. This was poor and non-communicative planning, our family was even consulted or notified. The father paid taxes on the High Density zoning he was assigned for 17 years. Then the very day that her Dad was rushed to the hospital in February, the talk became about changing the farms density. Mrs. Wenger would like to know how the zoning of our farm can suddenly be changed by the Officials again.

Todd Krouse, of 332 Owl Bridge Road, stated that good residential planning growth provides wide variety of housing types and price points. He believes intentional planning should enhance the economic sustainability of our community. Mr. Krouse stated that we need to ensure that people who are the work engine of Manor Township can afford to live in Manor Township. The wealthy individuals living in our existing high net worth require services of ours. Mr. Krouse stated that the family has a vision for high quality community much like Woods Edge to help meet Manor Township unmet housing market needs. The Township needs to grow efficiently within the Urban Growth boundary in order to preserve another farmland. Mr.

Krouse respectfully ask the Supervisors to partner with our family for safe quality housing for everyone.

Evan Eshleman Krouse, of 332 Owl Bridge Road, she is the executive of her Dad's estate. Ms. Krouse understand from the prior meetings over the last month, that this Board views it as "their job" to plan for the community and zone properties. The public service demands that the Township carries this job out with integrity, transparency, predictability, and most of all fairness. The fact that the Township is here this evening having this Public Hearing with the Ordinance and property already posted before either of your recommending bodies (the County or the Townships Planning Commissions) have even had a chance to make recommendations is evidence that this a rush job. This spot zoning is being unusually accelerated. The current High Density Residential Flex zoning has been in place for over 17 years. In 2005 the Township Supervisors turned down a Medium Density Plan that Guy Eshleman Sr. brought. The Supervisors stated that it was not good stewardship, and it was not good planning. In their own initiative in 2005 the Supervisors upzoned her Dad's property from Medium to High Density Residential Flex. Some of the people in this meeting were part of that upzoning.

Ms. Krouse asked if any planners have been consulted to determine if Low Density is good stewardship for long-term planning. Ms. Krouse stated that back in 2005 with the upzoning her Dad's track mileage jumped 13% that year. Her Dad paid those taxes for an entire generation. If this is inappropriate zoning why hasn't it come up before now. The Eshleman family desires good faith reliance on the zoning that this governing body gave us. The Township heard at the last Planning Commission meeting and the Work Session held on January 26, 2023 that there is an intent to look at a broader plan regarding rezoning multiple parcels. This means that the targeting of our property is being downplayed in isolation before any specifics of a Township wider plan is disclosed. The Township stated that it likes 55+ communities, Ms. Krouse understand that we are going to get around 100 units of these type houses going in at the old Funk Farm Market. The Low Density without Flex is a major change that allows for very large lot housing for the wealthy. Mrs. Krouse observation is the Township has quite a bit of housing on large lots. A few houses on large lots inside the Urban Growth Boundary would be an incredibly inefficient use of farmland that sits right next to the Sutherland apartments. Mrs. Krouse also heard at the Planning Commission meeting this zoning allows for scores of apartment buildings. Mrs. Krouse stated that the family's vision is for quality market rate housing types as a natural extension of the community that already exists right next to her Dad's farm. Mrs. Krouse discussed that traffic concerns have been cited. She would like the Township to consider what it means that the Township required Bill Murry to build the start of Stone Mill collector road and utilities right up to the boundary of their property. If this major road goes all the way to Donerville Road traffic might be disbursed away from Centerville Road. If a "Y" minimum access road is deemed to be beneficial to the Township from a traffic point of view Higher Density Development is going to be required to make that happen. The economics of a few houses on larger lots simply does not justify a developer building such a major road. Mrs. Krouse's father bid at public auction on the farm that is now Woods Edge. Our Woods Edge neighbors have the opportunity to live in a quality neighborhood in homes affordable to

them. The generation younger than Mrs. Krouse deserves the same housing opportunities that our Woods Edge neighbors enjoy. The Township needs to grow efficiently where we are already growing in order to protect our more Southern Rural farms from development pressures.

Guy Eshleman, Jr. grew up on the farm that the Township is discussing. The family has been scrambling these last six weeks to catch up with what you have initiated. This evening you have given the family an opportunity to publicly articulate some of the vision that they have had for their Dad's farm. The question is not whether the farm should be developed but how it should be developed and stewarded wisely. The family has done years of planning. With the rezoning of our property this will be the first change to the zoning map in multiple years. Mr. Eshleman asked the Board of Supervisors to explain the bigger plan. How does this fit into where the Board sees Manor Township going. The family would love to work with the Township and not have a junk neighborhood be built. Mr. Eshleman feels that this is fear based rather than collaborative creative planning. Mr. Eshleman is asking that the Township slow down this process. On behalf of our neighbors Mr. Eshleman is asking for some assurance from you that you will not use rushed "spot zoning" against other individuals or long-time farm owners. It appears to the family that you have been working behind the scenes, quietly with minimal efforts to recognize us. Yes there were letters that were sent but only January of this year.

Patty Beaumont, of 145 Carol Drive, she did not know about the Donerville Road property until the November Supervisors meeting. Ms. Beaumont wanted to discuss the process. Ms. Beaumont understood that there would be work sessions with the Planning Committee. When Ms. Beaumont went to the Planning Commission they indicated that the committee would be taking a vote whether this would be passed. Ms. Beaumont could not comprehend how fast this could happen, that the committee members could take a vote.

Joan Matterness, of 213 Sutherland Road, thanked the Supervisors for the opportunity to speak about the possible rezoning. This property is on the East side of the Woods Edge development. Woods Edge development is zoned High Density, on the North side of the development is zoned Industrial and the other two sides are Agricultural and Preserved Farms. Ms. Matterness is uncertain why the earlier group of planners and or Supervisors changed this farm when changed zoning at Woods Edge. This particular property did not lend itself to High Density. The fact that it is bordered on one side to Woods Edge, Ms. Matterness points out it is bordered on side that when Mr. Murry built those homes it was the beginning of Low Density with Single Family Homes. This property actually sits on the part of Woods Edge that is considered Low Density. The other homes when Mr. Murry continued to build was the Townhouses that was Medium Density. It is unreasonable to leave this property as High Density. Our Supervisors have been elected by our resident to be good stewards of our Township and we have been fortunate that they have been doing this.

Bob Shenk, of 10 North Market Street, who is a landscape architect having dealt with many clients and developers. Mr. Shenk is here to promote common use land policy and ordinances before we build on land that we know and love. Mr. Shenk commented on his passion for

municipalities to think about unintended consequences. In this case significant downsizing to a tract of land that is has been zoned for High Density Residential for many years. If this proposal would be approved there would be unintended consequences.

Susan Scheeler, of 141 Langley Square, President of Woods Edge Homeowners, she lives in the Woods Edge Community. Woods Edge Community is zoned High Density residential Flex with 290 townhomes, approximately 373 build your rentals, and over 240 single family homes, all exiting on South Centerville Road. The Woods Edge board is for the rezoning of the Eshleman farm either keep the farm AP Z (Agricultural Protective Zoning) or Low-Density Residential Zoning. The reason being South Centerville, Charlestown, and Donerville Roads do not have enough lanes for the additional traffic of another High-Density Residential Flex community. When you exit out of Woods Edge Community on South Centerville Road is already difficult with high traffic volume on both entrances (Stone Creek and Stone Mill Road). The two dead end roads where Eshleman motorists to exit through the Woods Edge Community on Stone Mill Road and St. Georges causing additional traffic congestion on ill equipped roads. This will affect the quiet enjoyment of our owners and hinder there expected use of public roads. Manor Township should not allow any additional High Density Residential Flex zoning, unless the State improves all three roads, South Centerville, Charlestown, and Donerville Road. In addition, Manor Township did supply a High-Density Residential Flex community providing rentals, townhomes, and single-family homes the Woods Edge Community. The impact of the High-Density Residential Flex Community on Donerville Road would cause added traffic. Manor Township Supervisors, Zoning and Planning should ascertain the impact on South Centerville Road should the Walmart lot be sold on east side of South Centerville Road be sold as an Industrial Zone. Manor Township Supervisors, Zoning, and Planning should ascertain the impact on South Centerville and Charlestown Roads should the Armstrong Property be built and developed which is zoned Industrial. There isn't a square foot left in Woods Edge, the owners in this community already have difficult accessing South Centerville Road. With the current zoning of the Eshleman farm attention should be given to the residential on the residential High-Density Flex of the neighboring community to safeguard their safety, quality life as it pertains to assessing the Township public roads. The Boards of Woods Edge Homeowners Association is in favor of rezoning the Eshleman farm to Low Density Residential Zone or preserving the farmland AP Z (Agricultural Protective Zoning).

Mary Glazier, of 269 Chestnut Grove Road, in 2005 she was a member of the Manor Township Planning Commission and at that time we reviewed a plan for the development of this property under its designation of Medium Density. At that time, it became clear that the development of this property as a Medium Density development really was not ideal in terms of the Townships goals of preserving the great deal of land for farmland. The Planning Commission at that time made the decision to recommend to the Supervisors to rezone this property to High Density Residential Flex, so there was the maximum amount of flexibility available to do a development that would make the best possible use of this land. The Planning Commission considered that it was in the Urban Growth Area that it was adjacent to areas that were being developed like Woods Edge. There was also access to water, sewer, and utilities. Ms. Glazier doesn't believe anything has changed within the last 18 years to warrant this property for



rezoning. Ms. Glazier commented to take a property and rezone it to a lower level of density than it was zoned for in 2005 seems ill logical to her.

Robert Musser, of 200 Donerville Road, commented that the traffic on Donerville Road is heavy. Mr. Musser is supporting the Supervisors in changing in the zoning from High Density to Low Density. He believes the single-family homes is a good way to transform from a development to the agricultural district.

Randy Kreider, of 3351 Charlestown Road, he also thinks that High Density would not be a good fit for this. It will protrude out onto Ag Preserve farmland and traffic would be a major problem. Mr. Kreider understands the Eshleman viewpoint, but he doesn't see the fit for that to be a High-Density area.

Leah Bacon, of 194 Springdale Lane, commented that she is not in support of rezoning the property. Ms. Bacon is concerned about the process of how this came to be. There is no sense that Ms. Bacon can see in the Supervisors making a decision about an individual tract of land without taking a more comprehensive look at the zoning of various tracts of land in the Township. If the rezoning needs to be done it needs to be collectively with looking at other parcels to see if there is another parcel that makes more sense for High Density. Ms. Bacon commented on the traffic issues, isn't traffic to be made part of a development process rather than a prerequisite to any development taking place.

Andrew Gingrich, of 289 Donerville Road, he appreciates the magnitude of your responsibilities as Township Boards of Supervisors. Mr. Gingrich is here on behalf of one segment of the population that is not well represented. Lancaster County is the third youngest County in the State. Mr. Gingrich feels that this information is not going to change anytime soon, so the group of the segment that is not proportionally represented here tonight is his peers (young families). There are housing difficulties all over the counties. Mr. Gingrich strongly disagrees with any motion to change this designation from High Density Residential Flex to Low Density. Mr. Gingrich sees no wisdom in changing it, the two main reasons given, the traffic and buffer between Ag land. Mr. Gingrich asked why the Ag land buffer consideration was not valid back when the Woods Edge designation was made to High Density Flex. The traffic concern, there is traffic everywhere, because there is lots of great people here. Mr. Gingrich stated let's do some traffic counts. Mr. Gingrich stated that we have heard from one Commissioner tonight who was involved in that process 17 years ago and also back at the Planning Commission meeting another one who was on the current Planning Commission.

Leonard Hollinger, of 135 Kilgannon Lane, he thanked the Boards of Supervisors for having this meeting. Mr. Hollinger is trying to understand what High Density is and what are the limitations to that. If Woods Edge is a sign of High Density, that is encompass the whole property or just certain parts of it. Mr. Hollinger also thinks about our schools that remain High Density, he understands that Hambricht and some other schools are about maxed out for capacity. With an influx of more families and young children, does that mean building another school.

Scott Barrows, of 136 Kilgannon Lane, thanked the Board for having this meeting. Mr. Barrows has listened to the emotions this evening, would it serve the community best for the Board of Supervisors to rise and provide the Planning Commission's notes taken to the County Commission.

Jim Keck, of 109 Shade Tree Drive, commented on the statement made about Penn Manor Schools. Penn Manor Schools are at their limit. If the Armstrong would be developed we would have to build a whole other elementary school. Mr. Keck also commented about the traffic concerns, he disagrees, with Donerville Road and its twists and turns it can't handle another car. Personally Mr. Keck would like to see it remain a farm but if it can't remain a farm, Mr. Keck would rather have it been Low Density.

Colby Shenk, of 275 Owl Bridge Road, commented that there has been no change since the zoning was changed 17 years ago. Mr. Shenk stated that traffic has increased there since there has been multiple developments added. There has been lots of change that would facilitate this zoning back to Low Density. Manor Township is an Ag based community and he will think it best if we keep it that way. Mr. Shenk would like his future generation to grow up around farmland not townhouses.

Leslie Osbourne, of 109 Oak Road, commented that she objects to the rezoning of the Eshleman property. The reasons have been well articulated by previous speakers and especially the young families struggling to find homes. As a resident who lives near the landfill she is very familiar with property owners kept in the dark about the rezoning of their properties. Ms. Osbourne objects to the way it is being played out, and she finds it interesting that it is being singled out for rezoning.

Bill Antczak, of 610 White Chapel Road, commented that one item that hasn't been brought up when the Township is talking about High Density is community.

Vice-Chair Herr stated that no decisions or discussion will happen at this meeting. Vice-Chair Herr that we are looking to continue this Public Hearing. George Mann made a motion to continue the Public Hearing on the proposed Ordinance amending Manor Township Zoning Map relating to the property at 289 Donerville Road which was commenced this evening and to resume the hearing on February 23, 2023 at 7:00 p.m. This is a special meeting to be held at same location as this evening meeting. The cafeteria at the Penn Manor Middle School, 2950 Charlestown Road, Lancaster PA. Additionally, Mr. Mann moves that the Public Hearing record shall stay open as to such time as the Board of Supervisors conclude the Public Hearing. Finally, Mr. Mann moves that the Township Staff with Assistant from the Township Solicitor shall provide the notice required for a Special Meeting under the Sunshine Act. Missy Phelan seconded, and the motion carried unanimously.

## **New Business**

New Police Department Hires – Vice-Chair Allan Herr entertained a motion to hire Mary Reynolds effective 1/23/2023 and Cody Ritchey effective 1/31/2023. Missy Phelan so motioned, George Mann seconded and the motion carried unanimously.

Acting Kim Geyer presented Mary Reynolds who grew up in Manheim where she attended Manheim Central School. She then attended Kutztown University where she graduated in 2017 with a bachelor's degree in Criminal Justice. That same year she attended the reading Police Academy where she received Academic Achievement Award. Prior to being hired with Manor Township Officer Reynolds worked for Columbia Borough as a CSA East Earl Police Department and most recently she was employed full-time by Millersville University Police. Officer Reynolds is married, and her husband is also a Police Officer in Lancaster County. Mrs. Reynolds in her free time she enjoys going to the gym and spending time with family.

Acting Kim Geyer then presented Cody Ritchey who grew up in Lancaster where he attended Manheim Township High School. Officer Ritchey then went on to attend Millersville University where he graduated in 2019 with a Bachelor's in Criminology. Upon graduating from college Officer Ritchey attend Harrisburg Area Community College the Police Academy. Officer Ritchey graduated the Police Academy in 2020 and he worked for Lebanon City since then. Officer Ritchey in his free time he enjoys riding his motorcycle and traveling with his wife.

The Police Department had 12 candidates and these two shined out of those candidates.

Briefing Item-17 2<sup>nd</sup> Street and 37 Charlestown Road Final Subdivision Plan

Joyce Gerhart, of RGS Associates representing Steven Funk the owner of the properties at 17 2<sup>nd</sup> Street and 37 Charlestown Road. Its currently two properties each approximately two acres total just under four acres. The proposition is to subdivide the entire tract into seven lot, six of them are 20, 000 square feet and the other balance of these. RGS Associates has Rettews letter dated December 29, 2022 and have addressed the technical comments. They have a few waivers they are requesting. One of the waivers is Preliminary Plan Application, it is such a small plan the two plans are identical. RGS is asking for a deferral for the reconstruction of the existing street for Right-of-Way and Cartway Widths, Curbing and sidewalks. One of areas that Rettew had proposed is that RGS do provide the Right-of-Way along Charlestown Road and we have revised the plan to include that. The other waiver that we are requesting is the Stormwater Management Ordinance, this is for the loading ratios and because of the Way DEP requires calculations to be done. RGS does have a justification from the Engineer stating that the loading ratios are within acceptable standards.

Vice-Chair Allan Herr entertained a motion this to an action item. George Mann so motioned, Missy Phelan seconded and the motion carried unanimously.

Vice-Chair Allan Herr entertained a motion to conditionally approve the final subdivision plan based on the December 29, 2022 Rettew letter. George Mann so motioned, John Wenzel seconded and the motion carried unanimously.

Act 14 Notification – 54 Witmer Road – No Action is required at this time.

With no further business to discuss, Vice-Chair made a motion to adjourn the meeting. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

J. Ryan Strohecker  
Secretary-Treasurer

Recording Secretary  
Adrienne Kautz