

Manor Township Supervisors Meeting

Monday, March 6, 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 Monday, March 6, 2023 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, Allan Herr, John Wenzel
Staff Absent: George Mann
Staff Present: Ryan Strohecker, Adrienne Kautz, Mark Harris, Lieutenant Kim Geyer, Nate Taggart, Chief Colin Cleary
Visitors Present: See Attached Sign-In Sheet

Chairman Clark entertained a motion to add an agenda item for a Life Saving Award that Lieutenant Geyer will be presenting. John Wenzel so motioned, Allan Herr seconded and the motion carried unanimously.

Lieutenant Geyer talked about a letter she received in the mail from the Emergency Health Services Federation. This letter was congratulating some of the Police Officers for their assistance with the Emergency Medical Services and the excellent care provided to a citizen. On November 4, 2022 the Emergency Medical Services received a call from a patient in cardiac arrest. Through the Police Department's quick response and combine 911 system, AED, BLS Efforts and the continue ALS care the patient was successfully resuscitated and transported to the hospital where they received further care. Corporal Mark Burkholder and Sergeant Matt Wolf received this call and responded. Mr. Tascione did need to go through some cardiac rehab. Corporal Mark Burkholder received a Clinical Save from Penn State Health Lifeline EMS and Clinical Save Accommodation from Emergency Health Services Federation along with Sergeant Mat Wolf.

Public Comment

Christine Brubaker, of 22 Birch Court, has two concerns that she would like to discuss. The first one is that the Manor Township Natural Area which is now being subjective to multiple biking paths in the natural area. Ms. Brubaker is part of many different clubs; she is well aware of how biking is ruining some of our natural areas. The other issue that Ms. Brubaker has an issue with is the Susquehanna River Power Turbine and Dam Pump Storage. The Township boundaries extend to the York Side of the river, and we should oppose the project of the pump storage.

Pete Anders, of 1748 Colonial Manor Drive, is the Police Chief at Millersville University. Mr. Anders has been the Police Chief for 33 years. Mr. Anders congratulated Chief Cleary on becoming Chief of Police and extended his appreciation to Lieutenant Geyer. Mr. Anders

wanted to voice his concerns about the potential for contracted services with Lancaster Township for Police Services for a start date of January 2025. In 2009, he was asked to look at the services for Lancaster Township, Mr. Anders realized that they were under charging them. Mr. Anders is asking that the Township to really review the services involving having a contract with Lancaster Township. Mr. Anders suggesting a shared services with other Townships when it comes to the Police Department.

Mr. Strohecker stated there have been discussions with Lancaster Township for this to potentially happen in the future. As initial discussions have begun, Mr. Strohecker assures the residents that any kind of contract for services will be an enormous impact to Manor Township and specifically to our Police Department and would be taken very seriously.

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.

Mr. Wenzel inquired about updates on Blue Rock and our new equipment.

Mr. Herr stated that the new Rescue was ordered last year, at this point the company has given Blue Rock this Summer as a target date for delivery. Mr. Herr stated that they are working on recruitment of new members and retaining members.

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 did receive some drafts from the Engineer for review before we send it to the Township Solicitor to put it in Ordinance format.

New Business

Proposed Text Amendment Discussion-Snyder Funeral Home

Reilly Noetzel, of Barley & Snyder stated that the purpose of us being here it to get some initial feedback about the Proposed Text Amendment. Snyder Funeral Home purchased the old Scheid Funeral Home and is revitalizing that property. The funeral home is along Rt. 999 and Old Blue Rock separates the funeral home from the residential property. The address is 321 Old Blue Rock, for the property that has a current residence on it. Historically it was to house funeral home equipment and furniture. Snyder Funeral Home is repurposing the funeral home property for their monument business. The family would like to have a location where they can put a head stone lift. This lift would be utilized to lift monument pieces to and from trucks

which will then take them to the gravesite. The family was trying to put it on the residential property, this way it would be out of sight.

Mr. Noetzel did obtain letters of support from the neighbors, and stated they are trying to revitalize these properties. The family is trying to use the funeral home to its fullest capacity using the funeral home as an office space for the monuments center. Part of this means having the monuments loaded and unloaded on site, instead of having vehicles travel to and from.

Mr. Noetzel stated that the Township's Limited Commercial District is where the funeral home is located. This is a pretty small district, not many other properties zoned in this area.

Chairman Clark asked for explanation on the lift and where it is going to be located. Mr. Noetzel stated this would be an outdoor lift, there is a little square pad where the lift will be placed. It is having about a 20-foot arm span. It is a stationary lift.

Mr. Wenzel wanted to clarify that Mr. Noetzel is just asking for a lift. Mr. Noetzel stated that they are trying to find a creative way to put this lift in. It is part of the monument business and they would like to place it on the resident property, so it's not on the same property as the funeral home. This property is zoned Residentially.

Mr. Snyder came to the Zoning Hearing Board. The Zoning Hearing Board were opposed to the idea, because it didn't meet the letter of our Ordinance so the Board had to deny it because it was a violation of our Ordinance.

Mr. Herr asked what the overall size is of this lift. Mr. Noetzel stated it's a metal structure that rotates on the ground. Mr. Herr asked what size trucks will be entering the driveway. Mr. Noetzel stated that non-CDL would be used to pick up of head stones.

Cathy Snyder, Chad Snyder's Aunt, she is the manager of the monument company. When the trucks come to make the deliveries, they are in and out in about 15-20 minutes. The Snyder Funeral Home may get 15 monuments at a time. Mr. Wenzel asked what would you do if you didn't have a lift. Ms. Snyder stated that they do have a lift right now, our lift is located in Akron currently. So when they have to go and supervise when we have deliveries, one of the family members has to go and watch the unloading and sign off.

Mr. Herr asked what the harm would be with using a toe-motor to unload the truck instead of putting in a lift. Ms. Snyder stated she isn't sure what the weight capacity could hold on a toe-motor. If this equipment could hold the weight.

Ms. Snyder stated that it wouldn't necessarily be 15 monuments, it would be 15 pieces in total that would be delivered.

Ms. Phelan asked if the issue was with the lift itself or with the house where it would be located it.

Mr. Taggart stated that the lift is just a portion of the proposed project. The head stone storage is on a residentially zoned property. The lift is just a function of it. The property is just a storage.

Ms. Phelan asked what is allowed in Low Density zoned, is there any business operation. Mr. Taggart stated that Mr. Scheid's personal residence was located on the property, and a garage.

Chairman Clark stated that he is interested in seeing two things, one a picture of the lift. Secondly what are some of the common vehicles that would be transporting these 15 pieces? This information would be helpful to the Board of Supervisors. Chairman Clark also stated to allow these exceptions the Board needs to take into consideration that it is within a residential zone. With any Text Amendment the Board has to look at other properties as well.

Mr. Wenzel asked for Mr. Noetzel to talk about the existing building and its usage.

Mr. Snyder stated that the lift is quiet and designed that it blends in with the surrounding area. Mr. Snyder purchased the property based on that it was an Accessory Use to the Funeral Home.

When the pieces are delivered they are unloaded and placed besides the lift. The pieces are in protective containers, so it prevents them from chipping.

Ms. Phelan asked if any trees would need to be cut down in order to place the pad down. Mr. Snyder stated that they have a tree arborist come to thin down the trees and maybe take one or two down. Mr. Taggart stated that there wasn't any opposition from the Public when they were at the Zoning Hearing Board.

Mr. Strohecker stated that if a Text Amendment is drafted it would need to be targeted in scope otherwise it could apply to any property.

Additional Waiver Request-17 Second Street/37 Charlestown Road

Chairman Clark entertained a motion to conditionally approve the waiver request per the Rettew letter dated March 1, 2023. John Wenzel so motioned, Allen Herr seconded and the motion carried unanimously.

Manor Township Generator Project Bid Award

Chairman Clark entertained a motion to accept the low bid from Lancaster Electric, Incorporated of \$242,000. Missy Phelan so motioned, Allan Herr seconded and the motion carried unanimously.

PENNDOT Escalator Clause

Chairman Clark entertained a motion to approve the escalator clause based on the PENNDOT specifications for 2023. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

New Hire and Swearing In-Manor Township Police Chief Cleary

Chairman Clark entertained a motion to hire Colin Cleary as a Manor Township Chief of Police effective March 1, 2023. Missy Phelan so motioned, Allan Her seconded and the motion carried unanimously.

Chairman Clark stated that he is incredibly pleased and honored to introduce to the public Colin Cleary. Chief Cleary is a seasoned Police Officer with 30 years of police experience, most recently as a Chief of the Green Tree Police Department. Colin was chosen after an extensive statewide search led by the PA Police of Chiefs Association and finalized by Township management and this Board of Supervisors. Chairman Clark personally thanked each Supervisors for their countless hours invested in the process. This Board selected Colin because he exemplified the policing values of our Township, and the Boards believes his service before self-attitude will continue to demonstrate that Manor Township has one of the best departments in the County. Colin is thoughtful and intelligent and approachable with a diversified background including military service. Colin the Township is very proud that you have chosen to join our team in the next step of your public service career. The Township is entrusting you with safety and security of our Township. The Township welcomes you and your wife Stacy to the Township and look forward to your leadership. At this time Chairman Clark asked Colin to step up to the table and formerly swear in Colin. Chairman Clark asked Chief Clearly to raise his right hand and repeat these words: I do solemnly swear, that I will support, obey, and defend the Constitution of the United States. And the Constitution of this Commonwealth and I will discharge my duties with my office with fidelity.

Chief Cleary stated that he wanted to thank the Supervisors for the opportunity. The process was rigorous, but it was a very thorough and very well thought out. Chief Cleary appreciates the opportunity to participate in the process. Chief Cleary appreciates the welcome he has gotten from the Officers; he thanked the Officers for allowing him to ask many questions. Chief Cleary also thanks Lieutenant Geyer for her stewardship, keeping the wheels turning and welcoming him into the agency.

Grant Award Recognition – Help the Fight

Mr. Strohecker stated that one of the items that the Township did last year was through the use of the ARPA money is we offered any Non-Profits in Manor Township to receive \$1,000 grant award to use essentially for whatever they wanted to use it for. The Township had 17 different Non-Profit and churches that applied for the Award. At the end of the year, the Township doubled up and gave each Non-Profit \$2,000. There was one Non-Profit that sent the Township a plaque, which is a Non-Profit that is located in Oak Ridge. It is a Non-Profit that helps families that are fighting cancer, the organization sent the plaque to the Township in appreciation for the grant award.

Ms. Phelan also stated that that organization is a great organization in Lancaster County, they are giving money to people that are in indeed of funding who aren't able to afford to get procedures done.

Executive Session – To discuss a personnel matter as well as a legal matter.

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

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. Allan Herr so motioned, Missy Phelan 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