

Manor Township Supervisors Meeting

Monday, June 5, 2023

7:00 p.m.

Chairman Allan Herr called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, June 5, 2023 at 7:00 p.m. Chairman Herr introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance.

Members Present: Missy Phelan, Allan Herr, John Wenzel, and George Mann
Members Absent: Brandon Clark
Staff Present: Ryan Strohecker, Peg Hess, Mark Harris, Nate Taggart, Chief Colin Cleary
Visitors Present: See Attached Sign-In Sheet

Public Comment - None

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 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 motioned, George Mann seconded, and the motion carried unanimously.

Chairman Herr stated that the new Rescue should be delivered in the next month and a half. Representatives from Blue Rock have seen the unit and reviewed it with the manufacturer. Commissioner Hagelgans commented on how smoothly getting this new vehicle has been. The manufacturer expressed pleasure in dealing with a municipality that allocated monies to this purchase instead of financing.

Old Business

Solar and Wind Turbine Ordinance Update

Mr. Strohecker commented that the Township engineer is close to a final plan, which will be submitted to the Planning Commission in the near future.

New Business

- A. Briefing Item- Preliminary Land Development Plan- Manor Ridge - Kim Fausnault with Rettew Associates representing LGH, made a presentation on the preliminary land development plan for a new doctor's office to be located NW corner at S Centerville & Rettew Boulevard. An 8879 sf specialty process and medical office is being proposed. The facility will house 8 physicians at any given point. It is Zoned General Commercial, which a medical office that is a permitted use. Proposed circulation will be entering off Rettew Blvd. Public utilities services this property and being reviewed at this time by each Authority. There are 48 parking spaces required and 59 parking spaces are available. The building will have a height of 23'. Impervious space is 59% with 70% allowable. An MRC basin will be built as the stormwater infiltration test rated poor. This system design is currently being reviewed by Lancaster County Conservation District as well as DEP. Per a traffic study there were no adverse traffic conditions created by this development and no improvements are warranted. A left turn analysis was done with no auxiliary left turn or right turn in warranted. A concern was noted from the Township of left turns

into Rettew Blvd, so widening the road by 6' will allow traffic to go around. A request is being made to defer creating sidewalks. The Planning Commission has approved this plan.

Public Comment was made by Wendy Downie, 54 Ginko Court about maintenance of Rettew Blvd.

Sue Sheeler, 101 Langley Square expressed concern about the stormwater maintenance.

Recommended Action: Motion to move this to an action item. George Mann motioned to move this to an action item. Missy Phelan seconded the motion and the motion carried unanimously.

Recommended Action: Motion to conditionally approve the preliminary land development plan for Manor Ridge based on the March 23, 2023, Buchart Horn Letter.

George Mann motioned to conditionally approve the preliminary land development plan and waivers based on Buchart Horn Letter date March 23, 2023. Missy Phelan seconded the motion and the motion carried unanimously.

A. Time Extension Request- 161 Ridgewood Court

Recommended Action: Motion to approve the time request as submitted. John Wenzel made a motion to approve time extension. George Mann seconded, and the motion carried unanimously.

B. Maintenance Building Paving Project

Recommended Action: Motion to accept the lowest bid to DH Funk at \$72,000. George Mann made a motion to accept the lowest bid. Missy Phelan seconded, and the motion carried unanimously.

C. Financial Security Elimination- Manor Church

Recommended Action: Motion to eliminate the financial security for Manor Church. George Mann made a motion to eliminate the financial security. Missy Phelan seconded, and the motion carried unanimously.

With no further business to discuss, Herr entertained a motion to adjourn the meeting. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously. The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg Hess