

Manor Township Supervisors Meeting

Monday, July 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 Monday, July 3, 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: Brandon Clark, Allan Herr, John Wenzel, and George Mann
Members Absent: Missy Phelan
Staff Present: Ryan Strohecker, Adrienne Kautz, Nate Taggart, Chief Colin Cleary
Visitors Present: See Attached Sign-In Sheet

Public Comment

Christine Brubaker, of 22 Birch Court, stated she is concerned when you look at the Comprehensive Plan for the Township there are boiler plate directives that talk about the possibilities. There is a lot of land that is being developed and she would like to urge the Township to fulfill Comprehensive Plan statements with regards to archeological and historic preservation.

Jeff Peters, 134 Springdale Lane, stated that he is here with concerns about traffic speed in developments. Mr. Peters attended the Traffic Commission Meeting on April 26 to report an issue on speeding that he has recognized over the past five years. He lives in Letort Manor which is a unique situation with a cul-de-sac. As of the April 26th meeting the Public Works Department put a radar device on an Oak tree on his property. At the May Traffic Commission meeting the report came back, and the statistics were reviewed. At this meeting Mr. Peters was hoping for further discussion of the speeding issue. When Mr. Peters attended the Supervisors' meeting a week later in May, he noticed on the agenda under Agenda items there was a Traffic Commission report. During this meeting there wasn't anything stated about Traffic. To summarize why Mr. Peters is here on April 28, 153 a number of vehicles passed in front of his property.

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

Old Business

Solar and Wind Turbine Ordinance Update

Mr. Strohecker stated that the Ordinance has been released from the Solicitor and is being sent off to the Planning Commission for the meeting on Monday, July 10, 2023. The Township is hoping to get the approval back to the Supervisors in August and send it to the Lancaster County Planning Commission as well.

The Township is targeting September for a vote. The language is being written that the Supervisors would set the Public Hearing for August.

Chairman Clark entertained a motion to advertise the Public Hearing for August 7th, at 7:00 p.m. John Wenzel motioned, and George Mann seconded and the motion carried unanimously.

Letter from the Planning Commission Regarding Rezoning

Mr. Wenzel stated that there is a discussion on 365 Weaver Road. This parcel is Zoned Industrial, Mr. Wenzel understands that it was Zoned that way 20 years ago because the bypass was scheduled to come through. That never occurred but it is still Zoned Industrial. With discussion between the different committees everyone indicated that the Industrial Zoning of this particular property was wrong. However, the Supervisors presented it to the Planning Commission, and the Planning Commission was a “no” decision. As Supervisors Zoning is one of our responsibilities, this is a situation that looks pretty obvious and that should be changed. Mr. Wenzel understands that the Planning Commission didn’t want to make any changes, but he finds that unfortunate. The Township can continue to look at this property.

Mr. Strohecker commented on 365 Weaver Road is The Country Barn.

Mr. Herr knows Jim Stauffer the owner of the property. Mr. Stauffer expressed to Mr. Herr that he knew Industrial was not a fit for the area. It would be proper for the Township Supervisors to have a discussion with Mr. Stauffer. Mr. Herr believes that some of the Supervisors should set up a meeting with him to discuss how he feels about Rezoning his property. Mr. Herr wanted to discuss with Jim Stauffer how the bypass would possibly go through his property.

Chairman Clark this is a great example of how he feels that the Lancaster County Planning Commission is out of touch with what’s going on with Manor Township.

Christine Brubaker, 22 Birch Court, questioned if the bypass they are referring to is also known as the Southern Bypass. Mr. Herr said he wasn’t sure what it was called.

Mr. Strohecker stated if the Board is asking him to set up a meeting with him and Nate plus one or two Supervisors to meet with Mr. Stauffer to discuss the potential Rezoning of his property. Would the Supervisors like it to be Zoned as something specific?

Mr. Wenzel believes we should maintain the integrity of the Township.

New Business

Lancaster Farmland Trust Update – no update

Resignation – Deb Jones

Chairman Clark made a motion to accept the resignation of Deb Jones effective June 30, 2023. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously.

Act 14 Notification – LASA- no action required.

Executive Session – to discuss a personnel matter.

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously. The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz