

Manor Township Supervisors Meeting

Monday, August 7, 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, August 7, 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, 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

Elam Glick, of 2539 Valley Drive, stated he is concerned about his neighbors accumulating trash. His neighbor has not had a trash hauler since April. The neighbor puts his extra trash in bins in front of his garage. The neighbors complained to him. There is so much trash that it is piling up behind his property.

Chairman Clark responded that this is an issue we are dealing with. Mr. Strohecker commented that Zoning is aware of it, and a letter was sent to them. They have a period of time to comply before the Township takes any action.

Mary Glazier, of 269 Chestnut Grove Road, asked if there are any updates with the rezoning of Weaver Road.

Mr. Herr stated that there are no new updates, the Township has not had a meeting with the property owner.

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

Mr. Wenzel asked for an update on Blue Rock Fire Rescue.

Mr. Herr gave the Supervisors an update on the Rescue Vehicle. Last month, he reported that Blue Rock had received the vehicle and it's currently being outfitted with some equipment. They are anticipating it will be at the Station sometime in September.

Mr. Wenzel asked for an explanation of the savings that occurred with the cost of the vehicle. Mr. Herr explained that when it was originally bid, the bids were quite a bit higher than anticipated. Blue Rock Fire took the cost of employees, the vehicle and reduced some of the cost and made a rebid. Fortunately, the old vehicle sold for twice the amount anticipated. The original estimate was \$100,000 but Blue Rock ended up getting \$200,000 for the old vehicle. The new vehicle is going to be owned free and clear, no debt on it. The manufacturer really commended us for being able to pay for it. This is all because of budgeting, Dwayne has already started looking at the budget for next year. That number has not changed in 13 years, Blue Rock has been very diligent in going after grants. Blue Rock is looking restore the work on the new firehouse. This

would be a combination of putting Highville and Washington Boro Stations together. The Highville station is actually on land that is owned by the landfill, we have a lease on that. This building needs a lot of updates and repairs.

Mr. Wenzel stated that a 1.2-million-dollar piece of equipment, paid for with no debt, is very impressive.

Old Business

Public Hearing – Ordinance 2-2023 Ordinance Updates

This public hearing is concerning the proposed enactment of Manor Township Ordinance #2-2023 amending the code of ordinances of Manor Township Chapter 425, Zoning, by revising certain definitions, revising regulations relating to accessory dwelling units, cluster developments, fences and walls, and lighting; and adding a new section regulating the placement of solar energy systems and facilities. This hearing and a summary of the proposed ordinance have been properly advertised in the Lancaster Newspaper on July 21st and July 28th, 2023, and a copy of the proposed ordinance was sent to the Lancaster Newspaper. The proposed ordinance was sent to the Lancaster County Planning Commission and is awaiting their review. The proposed ordinance was also sent to the Manor Township Planning Commission and a letter with their comments is dated on July 11, 2023. An attested copy of the proposed ordinance was also sent to the Lancaster County Law Library, and the Township is in possession of the Law Librarian's signed acknowledgment of receipt of the attested copy. The Township has maintained a draft of the proposed ordinance. This proposed ordinance has been reviewed by our solicitor. The purpose of tonight's public hearing is to discuss the proposed changes. No vote will occur on the ordinance as we are still waiting for the LCPC review letter.

Mr. Taggart stated there are a few minor tweaks. The highlights are, one, moving Cluster Developments from a Special Exception use to Conditional Use. For this, it will be viewed and approved by the Board of Supervisors instead of Zoning Hearing Board. Accessory Dwelling Units are moving from (which is our version of in-law quarters) Special Exception use to a Permitted Use. The Township is seeing a ton of those applications at the Zoning Hearing Board. The Township thought it would be a good benefit to residents to save them time and money when they wanted to add an Accessory Dwelling Unit that meets the criteria. The addition of a more extensive Solar Ordinance.

Patricia Beaumont, of 145 Carol Drive, stated that she doesn't quite understand the changes that are being made. Mr. Taggart stated that the Special Exception Use is proof of Zoning Hearing Board and Cluster Developments for approval. Special Exceptions are permitted use, uses with criteria. The Zoning Hearing Board is just making sure that they meet the criteria. Cluster Developments are moving from that to a Conditional Use which is a Supervisor approved use. Anyone that wants to do a Cluster Development will submit an application and come before this Board for approval. Whereas the Accessory Dwelling Unit is moving from a Special Exception to permitted use, on a staff level we can approve them.

Mary Glazier, 169 Chestnut Grover Road, asked for the Commercial and Industrial Zone you can have a Solar Development that is just not a supplier? Mr. Strohecker commented that the primary purpose is to disallow farms from being transferred to Agricultural Use to a Solar Farm. Ms. Glazier asked what the rationale for this is, Chairman Clark stated so that residents don't drive around and see hundreds of acres of Solar farms. Mr. Herr stated that last year Lebanon County had a Solar developer that came in to try and buy a bunch of farmland which covered hundreds of acres, it was strictly Commercial, which is what The Township does not want.

Mr. Wenzel does not want to see Agricultural land become a Solar land.

Mr. Strohecker commented that what happened was Solar/Wind Turbines cease to become used. This Ordinance addresses that issue.

Chairman Clark entertained a motion to close the Public Hearing for Ordinance 2-2023. Allan Herr motioned, George Mann seconded, and the motion carried unanimously.

Mr. Strohecker commented that the official Ordinance will come before the Supervisors at the September meeting.

New Business

Lancaster County Agricultural Preservation Presentation – Matt Knepper

Matt Knepper, the director of the Lancaster County Agricultural Preservation Board, the Agricultural Board is a County Board, which is one of two organizations that preserves farmland. Mr. Knepper discussed what the process is to preserve a farm, what does it mean to preserve a farm and does the Township need to be more active with preserving farms. Mr. Knepper stated that they do not solicit or advertise for applications, they have been around for a long and the program is well known. They currently have 162 applications on file this year and there is a waiting list. It is a volunteer application process; the Board accepts applications all year long until September after which they evaluate them to see if they meet their minimum requirements for preservation. Basic minimum requirements are the property has to be at least 10 acres, has to be an agricultural security area, the property needs to be zoned for Agricultural not other uses, and it cannot be located in a designated Growth Area. Additionally, the property has to be 50 % crop/pastureland, and at least 50% in specific soil classes 1-4. If the property moves through those steps, the next step is the Annual Ranking System. The applications are ranked every year, it is not a first come first serve basis. Some farms may wait on the list for a number of years because higher ranking farms keep applying year after year. The criteria we use are based on state requirements, since they operate under the State Program and also the County requirements. Some of the highest points are soil quality, size of the farm, the next thing that is a big thing is being next to another preserved farm. They have a 100-point test that every applicant goes through, this determines their rank, their score and sort into descending order highest rank first. Then they start making offers to the list until they run out of money.

Mr. Wenzel asked where does the money come from?

Mr. Knepper responded from the County. The County allocated in the last number of years 1.5 million dollars to use that to match State Funding. State Funding is available.

There are restrictions on a farm after is preserved. It is a permanent restriction, if the property can be sold to anybody, the next owner agrees to follow the same rules. There is not an opportunity for a future landowner to change their mind. It must stay in farmland. The farmers are paid, which is where our 3 or 5 million dollars go. Around the county it averages around \$3,000 per acre. Regarding the growth area, the Board has to verify that the farm is not in the Growth Area.

Mr. Strohecker commented that the County is currently in the process of relooking at the Urban Growth Area around the entire County. There are several farms that are butted right up against the Urban Growth Area.

Mr. Wenzel stated that he was told that Manor Township can help with preserving farms. Mr. Knepper stated that the money runs out before they get too many farms. Any farm having 75 acres or more has a better chance of scoring higher. If Manor Township is interested in getting involved, the Board has a policy that they will move a farm up the list and give immediate consideration if the Township is willing to contribute \$1,000 an acre.

Mr. Knepper stated that some Townships have a revolving farm fund that is based on Transferable Developments Rights. By selling these you can sell them and replenish your funds and use them for another farm next year. These are development rights that are transferred from Zoning district to another Zoning District. They can't be used in the Agricultural Zone.

Mr. Wenzel asked for Mr. Knepper to go over the appraised value. Mr. Knepper stated that is based on the value of the farm, before its preserved. If the farm were to sell now, and it sells and it's not a preserved farm, compared to what is worth if it were a preserved farm. When we work with the Township, the Township writes a check to the County now the landowner, by doing so, this allows the County to add it to our match funding and get more State money.

Police Policies Update – Use of Force, Pursuit, Custodial Searches and Interactions with Transgender & Non-Conforming Individuals

Chairman Clark made a motion to approve the updated police policies as presented. Allan Herr so motioned, John Wenzel seconded, and the motion carried unanimously.

UCC Board of Appeals Reappointment – Jason Stevens

Chairman Clark made a motion to appoint Jason Stevens to the UCC Board of Appeals. George Mann so motioned, Allan Herr seconded, and the motion carried unanimously.

Resolution 13 – 2023 – Destruction of Records

Chairman Clark made a motion to adopt Resolution 13-2023. John Wenzel so motioned, Allan Herr seconded, and the motion carried unanimously.

Act 14 Notification – 500 Shultz Road – no action required.

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