

Manor Township Supervisors Meeting

Monday, December 4, 2023

7:00 p.m.

Chairman Clark called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, December 4 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, John Wenzel, Missy Phelan, George Mann, Allan Herr
Staff Present: Ryan Strohecker, Chief Colin Cleary, Peg Hess, Mark Harris
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 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. Mr. Herr made a motion, Mr. Mann seconded, and the motion carried unanimously.

Old Business - None

New Business

- a. Discussion Item- Zoning of 365 Weaver Rd.
Mr. Strohecker inquired if the Board wanted to start a discussion on possible rezoning of the property known as The Country Barn, which is approximately 80 acres and currently Zoned Industrial. This property is within the urban growth boundary. A meeting with two Supervisors, the landowner, and Township Manager was held to get his perspective. Mr. Wenzel commented on how their jobs as Supervisors are to look at current existing zones and confirm the zones will maintain the type of Township we currently have. Weaver Road was Zoned Industrial decades ago and sticks like a sore thumb. There is a variety of Zoning around: LRC, Medium Density, Low Density and Ag. Here would be an opportunity for a transition zone. Mr. Herr commented that the landowner did not have a direct answer on what zoning he would want during the meeting they had. Mr. Herr thinks we should leave the property alone and address this after a consensus is reached by the Planning Commission and the landowner. Mr. Mann inquired to Mr. Wenzel what he would change the zoning to. Mr. Wenzel thinks Low-Density would be a possibility. The 500-acre property up the road, Armstrong property, will be developed in the future which will most likely be rezoned based on the uses of the Armstrong property. Most likely it will be multiple zones with different uses. Hopefully some property will maintain the Industrial Zoning. Ms. Phelan inquired how the existing owner is affected if the property gets rezoned. Solicitor Hess commented that most likely the existing use would become a non-conforming use but would be grandfathered at that time. The Planning Commission has stated that we hold off on changing the zoning until we go through the process of a new Comprehensive Zoning Plan. Mr. Wenzel stated that as an Industrial Zone, warehousing could be put on this property. This property is zoned wrong and should at least have continued conversation about. Mr. Strohecker agrees with the recommendation of leaving zoning alone until the Comprehensive Zoning Plan process has taken place. Chairman Clark commented that

we should table this discussion for a future meeting with the Owner present. Ms. Phelan agreed with that. Mr. Wenzel commented that the owner in the previous mentioned meeting would like to keep zoned Industrial or change to MRC, which would allow the most flexibility. Mr. Mann stated he was in favor of keeping Industrial at this time.

Mary Glazier, 269 Chestnut Grove Road, made a public comment about the board considering creating affordable housing in our Township.

b. Resolution 14-2023 - Fee Schedule for 2024

Chairman Clark entertained a Motion to adopt resolution 14-2023. Mr. Mann so motioned, Ms. Phelan seconded, and the motion carried unanimously.

The Board was excused for an Executive Session- To discuss a personnel matter.

c. Resolution 15-2023 - Managers Resolution

Chairman Clark entertained a Motion to adopt resolution 15-2023. Mr. Herr so motioned, Mr. Mann seconded, and the motion carried unanimously.

d. Resolution 16-2023 - 2024 Budget Adoption and Certification

Chairman Clark entertained a Motion to adopt resolution 16-2023 and the 2024 budget. Mr. Mann so motioned, Ms. Phelan seconded, and the motion carried unanimously.

e. Act 14 Notification- 175 Chestnut Grove Rd – No Action Required.

In appreciation of his many years of guidance on the Planning Commission as well as Supervisors, Mr. Herr presented an engraved gavel to outgoing Chairman Clark. Chairman Clark spoke of his 12 years of service and expressed the honor it has been to work with the department heads of the Township. A strong and cohesive team has been created that faced numerous challenges and celebrated victories. He wishes the newly elected Supervisor Jim Keck the best and thanks him for volunteering his time to make Manor Township a better place. Mr. Strohecker commented that we are losing a great asset as Chairman Clark's leadership has given us the stability to move this Township forward. The stability that starts at the top through Chairman Clark and follows with the balance of the Supervisors has allowed the department heads do their jobs to the best of their abilities.

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. Mr. Herr motioned, Mr. Mann seconded, and the motion carried unanimously. The meeting adjourned at 7:51 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Peg Hess
Recording Secretary