

Manor Township Supervisors Meeting

Monday, July 1, 2024

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, July 1, 2024 at 7:00 p.m. Chairman Herr introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Jim Keck, George Mann, John Wenzel, Missy Phelan

Staff Present: Nate Taggart, Peg Hess

Visitors Present: See Attached Sign-In Sheet

Public Comment –

David Milisock, of 102 Spring Meadow Lane, has been working on traffic issues in Letort Manor. Mr. Milisock handed out a packet of his findings. The Police came out last month to address some of the traffic issues, but there hasn't been any improvement. Mr. Milisock offered some suggestions of how to improve the traffic issues.

Jeff Peters, of 134 Spring Meadow Lane commented about the most recent incident that took place in Letort Manor. There was a mini cart zipping down the road in excess of 26 mph. The public road is no place for a 16-year-old to be zipping around on a mini cart. Mr. Peters made a call to the police dispatch to report the incident, a police cruiser came into the development to investigate the report made by Mr. Peters.

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

Old Business -

- a. Project on Seitz Road and Central Manor Road – the Supervisors want to thank Mark Harris for improving the intersection of Seitz Road and Central Manor Road. For the size of the project the road was closed for about two weeks.
- b. New Manor Township Summer Office Hours Trial
Monday – Friday 7:30am-6pm During June, July, and August
- c. Proposed Right of Way Ordinance
Chairman Herr stated that the Ordinance is almost ready. The attorney has reviewed it and incorporated the recommendations of staff. This Right of Way Ordinance is strengthening our Right of Way as we see different communication companies coming in with internet service. This way the Township has a little bit more control of what they do and how they leave it when they are gone. It will be advertised two times in Public Notices and the Board expects to have it on the Agenda for August and September meetings.

New Business -

- a. Farmland Preservation Non-Profit Authorization-Chairman Herr stated that previously the Turkey Hill Country Classic was initiated by Turkey Hill Dairy and has changed in recent years, it is now at the point where the Township is the leading sponsor of this event. It was always geared toward Farmland Preservation. The Township has been made aware of several organizations that have donated to Farmland Preservation. The goal is to have that directed to Manor Township Farms. This was done at the last meeting with a \$50,000 contribution and this directly affected the ranking of Manor Township farms. The Township is wanting to set up a Non-Profit, with any funds that come from the Classic and private individual/organizations. When a \$50,000 sum has accumulated in this fund this can then be given to Ag Preserve which will be geared to a farm. Chairman Herr made a motion to authorize the Township Manager to open a Non-Profit for the purposes of Farmland Preservations donation. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.
- b. Briefing Item – Preliminary Subdivision and Lot Add-On Plan-Bender Mill Bill Swiernik of David Miller and Associates, also with him is Scott Wigglesworth and Mark Will and Rachel Feltpaw. Mr. Swiernik is here for consideration of the Preliminary Plan for the Bender Mill project. This has a project that has been proposed South of Bender Mill Road this part of the recently constructed Bank Barn Lane. This a single-family development that is proposed on the property as part of the project will be joining a portion of land that is owned by the church. There are 204 dwelling units. The properties will be served by public sewer and water; under the code we can have lots as small as 9000 square feet, the majority of the dwelling units are around 12,000 square feet. The initial goal for the layout of this project was to provide for meeting the Ordinance and the configuration of the lots and blend in with the properties that are directly adjacent to the North. We will be extending some of the current roads, Dublin Drive, Money Hill Road, and Bank Barn Lane. We are also connecting at Bender Mill Road. There will be three stormwater basins which will discharge into the adjacent water force. The property has received NPDES permit for Stormwater and erosion control design. We have received approval for the design of the sewer and water Infostructure that has been proposed. The roadways would be constructed to be consistent with the Townships rules and regulations for future dedication. Mr. Swiernik has asked for consideration of the establishment of sidewalks on one side of the development. The project has been reviewed by the Townships Engineer, we have received review comments and have a couple of rounds of revisions that we have addressed. There is a detailed analysis of the traffic flow. We are here for your consideration of the Preliminary Plan; we will come back with future final plans for individual Phases. At this point it will be three phases of construction. There are some modifications.

Mr. Wenzel asked Mr. Swiernik to speak a little more on Stormwater management. Mr. Swiernik stated the property generally drains to a valley area through the middle of the project. A portion of the site drains the South. All the water will drain into the work force. The development of the plan we have directed new and impervious

surfaces will be directed into a Stormwater management basin that is going to be located to the South of Dublin Drive. There is an existing Stormwater basin that is located on the church property, we have routed that flow through the site. The middle portion drains into a basin.

Mr. Wenzel asked if the Traffic Study was reviewed and showed a couple of 100 vehicles a day. Mr. Swiernik stated that the study was completely reviewed. We want to allow for multiple points of egress, additional there are points of connection. Mr. Wenzel stated that the points of connection will be really important for emergency vehicles. For each phase there will need to be two points of connection. The Open Space will be maintained by the Homeowner Association. In the Planning Commission meeting it was discussed how the developer can delineate the open space better.

Ms. Phelan as far as the Traffic Study goes, there are already issues at Route 999 and Donerville Road, and other intersections as far as accidents occur. This development is going to off shoot into either one of these directions. Did the Traffic Study take into consideration the number of people that are going to be leaving their house? Mr. Swiernik stated that the Traffic Study was developed on how the traffic moves now, there might be safety concerns at those intersections. Ms. Phelan commented to the Board to be aware that these are single family dwellings that will have children, this will affect the school systems.

Dave Milisock, of 102 Spring Meadow Lane, would like to address some of the traffic problems. Mr. Milisock has problems with their predicted model, he believes that is too low. The Township needs to look at this plan a little closer. He is concerned about the number of cars that will be traveling through especially at the peak times.

Jeff Peters, of 134 Spring Meadow Lane, discussed the open space issue. Mr. Peters concern is that on that property there a remnant of a stone structure 20 x 20 and as high as 12. These stones, Mr. Swiernik was looking for some type of delineation for this common area open space, Mr. Peters proposes to incorporate those stones into these spaces to pay tribute to the heritage of our Township.

Chairman Herr entertained a motion to move this Preliminary Subdivision and Lot Add-On Plan to an action item. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously.

Chairman Herr motion to conditionally approve the Preliminary Subdivision Plan and Lot Add-On plan for Bender Mill Subdivision Plan based on the April 2, 2024. George Mann, so motioned, John Wenzel seconded, and Missy Phelan opposed.

- c. Lot Add-On Plan Time Extension – 74 Pittsburg Hill Rd & 3560 River Road
Chairman Herr entertained a motion to grant the time extension to September 30, 2024 as requested. Jim Keck so motioned, Missy Phelan seconded and the motion carried unanimously.

- d. motion to grant the time extension to September 30, 2024 as requested, Jim Keck so motioned, Missy Phelan seconded, the motion carried unanimously.

- e. Plan Recording Time Extension – 205 Bender Mill
Chairman Herr entertained a motion to grant the time extension to August 3, 2024 as requested. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

With no further business to discuss, Chairman Herr entertained a motion to adjourn the meeting. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously. The meeting adjourned at 8:00 pm.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess