

# Manor Township Planning Commission Agenda

**Meeting Location:  
Manor Township Municipal Building  
950 W Fairway Dr, Lancaster, PA 17603**

**Monday, February 10, 2025**

**Time: 7:00 P.M.**

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Acknowledgement of Appointments by the Manor Township Board of Supervisors**
  - a. Joe Hrapchak – 2/3/25 – 12/31/28 (Resolution # 13-2025)
  - b. Josh Wenzel – 2/3/25 – 12/31/28 (Resolution # 14-2025)
- 5. Re-organization**
  - a. Elect Chairperson
  - b. Elect Vice Chairperson
  - c. Elect Secretary
- 6. Approve the minutes from the January 13, 2025 meeting**
- 7. New Business**

- a. **Briefing Item - 24-008– Final Land Development Plan for 233 Rock Hill Rd** – The purpose of this plan is to construct a single-family dwelling on a property located at 233 Rock Hill Rd, Millersville, PA 17551.

Requested Modifications include: 388-42.E.7 (Dedication of additional right-of-way) and 388-42.G.(1)(a) (Reconstruction of perimeter streets).

*Recommended Action 1:* Motion to move the Final Land Development Plan for 233 Rock Hill Rd from a briefing to an action item.

*Recommended Action 2:* Motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Land Development Plan for 233 Rock Hill Rd based on the justification and alternative provided and subject to the Rettew review letter dated January 24, 2025.

*Recommended Action 3:* Motion to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plan for 233 Rock Hill Rd subject to the Rettew review letter dated January 24, 2025.

- b. **Briefing Item - 24-010– Final Separation Subdivision Plan for 1030 Indian Marker Rd** – The purpose of this plan is to subdivide the existing tract at the centerline of Indian Marker Road and construct a new single-family dwelling on lot 1.

Requested Modifications include: 388-19.A (Plan Scale), 388-42.G.(1)(b) (Right-of-Way), and 388-49.G (Riparian Buffer).

*Recommended Action 1:* Motion to move the Final Separation Subdivision Plan for 1030 Indian Marker Rd from a briefing to an action item.

*Recommended Action 2:* Motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Separation Subdivision Plan for 1030 Indian Marker Rd based on the justification and alternative provided and subject to the Rettew review letter dated December 5, 2024.

*Recommended Action 3:* Motion to recommend to the Board of Supervisors to conditionally approve the Final Separation Subdivision Plan for 1030 Indian Marker Rd subject to the Rettew review letter dated December 5, 2024.

- c. **Briefing Item – 23-003– Final Phase One Land Development Plan for Village at Funk’s Farm** – The purpose of this final overall plan for this site is to subdivide the property into three lots and to develop the site into a nursing, rest and retirement facility of 407 independent living units exclusive of nursing care assisted-living facilities on lot 1, a commercial development on lot 2, and a lot for sanitary sewer pump station. Final phase 1 will consist of 267 total independent living units and 75 nursing care assisted living facilities.

Requested Modifications include: 502.2.A (Private Streets).

*Recommended Action 1:* Motion to move the Final Phase One Land Development Plan for Village at Funk’s Farm from a briefing to an action item.

*Recommended Action 2:* Motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Phase One Land Development Plan for Village at Funk’s Farm based on the justification and alternative provided and subject to the Rettew review letter dated January 17, 2025.

*Recommended Action 3:* Motion to recommend to the Board of Supervisors to conditionally approve the Final Phase One Land Development Plan for Village at Funk’s Farm subject to the Rettew review letter dated January 17, 2025.

## 8. Public Comment

## 9. Adjourn