

## Manor Township Supervisors Organizational Meeting

Monday, February 3, 2025

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, February 3, 2025 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: Allan Herr, Missy Phelan, John Wenzel, and Jim Keck

Staff Present: Chief Colin Cleary, Ryan Strohecker, Peg Hess, Nate Taggart, Mark Harris

Visitors Present: See Attached Sign-In Sheet

### Public Comment –

David Millisock, 102 Spring Meadow Lane, thanked Mr. Harris and his crew for salting the roads. Mr. Millisock is concerned about safety for the elementary student foot traffic if the Bender Mill Development gets connected with Letort Manor.

**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. Jim Keck so motioned, Missy Phelan seconded, and the motion carried unanimously.

### Old Business

#### New Business

Resolution 13-2025-Planning Commission Appointment-Joe Hrapchak – Chairman Herr entertained a motion to adopt Resolution 13-2025. Missy Phelan so motioned, John Wenzel seconded, and the motion carried unanimously.

Resolution 14-2025-Planning Commission Appointment – Josh Wenzel – Chairman Herr entertained a motion to adopt Resolution 14-2025. John Wenzel so motioned, Jim Keck seconded, and the motion carried unanimously.

Resolution 15-2025 -Sewage Planning Module – 1030 Indian Marker Road – Chairman Herr entertained a motion to adopt Resolution 15-2025. Jim Keck so motioned, Missy Phelan seconded, and the motion carried unanimously.

#### Briefing Item- Preliminary Subdivision and Land Development Plan – Legacy Crossing

Craig Smith with RGS Associates, representing the Legacy Crossing project. This project was filed under the Special Exception to allow it to be classified as a Cluster Development and consists of a 90 acre site adjacent to Donerville Road. The plan consists of 429 units; single

family, duplexes, and 150 apartments. One of the major elements of this plan is 30% open space which is being provided throughout the project. In the center of the site is a pavilion that with walking trails. Conversations regarding the extension of Stone Mill Road continues with the Township. Stone Mill Road is proposed to be extended out along the Southern border of the property and connect back to South Donerville Road. They are looking to remove the hair pin turn on Donerville Road. Currently PennDot is supporting the installation of a roundabout making the intersection connection between the two roads safer. They are finalizing the Traffic Study. The HOP is intended to happen in two parts, one part will be the main entrance into the development and in another phase will be filing a second HOP, which will then include the realignment of Donerville Road and the roundabout component as well as the tie into Stone Mill Road. Phase 1 consists of a mix of duplexes and construction of the main entrance. Phase two will be single family homes and duplexes. Phase three consists of single family homes and phase four will be the extension of Stone Mill Road, the roundabout and construction of the apartments. In the initial phase a connection will be made with Stone Mill Road to St George's which goes into Woods Edge. A refiguration of property is in process with PennDot and the Charles family at the sharp corner on Donerville Road where the tie to Stone Mill Road will occur in the future. There will be a left turning lane coming off South Donerville Road into the development. These phases will span approximately 10 years. The Developers Agreement is being processed with the Phase 1 Final Plan which commits the Developer to the roundabout configuration and relocation of Donerville Road. Per the Township conditions, no construction traffic will go through the Woods Edge Development. There will be traffic studies done to adequately size the roundabout per the HOP process. PennDot will own the roundabout, and the center will be per their specs. Craig commented that there has been conversation with the Township about the intersection of Donerville and Columbia Avenue. The developer has committed to a financial contribution for future work at this intersection. The emergency services have reviewed the turning templates per the modification request and some of the comments are being addressed currently. The extensions of Stone Mill Road and St Georges Drive will be dedicated as public streets but the new roads being created will be private and responsibility of the Homeowners Association. The preliminary landscape plan is currently showing trees in parking lots and screening adjacent to Woods Edge. They do not believe a landscape screen is required along Donerville Road per our Ordinance. Chairman Herr commented having a landscape screen along Donerville Road would be appreciated. All landscaping is not shown on the current preliminary plans. All open spaces, including stormwater management facilities will be owned and maintained by the Homeowners Association. Chairman Herr requested an update on stormwater discharge concerns written in the Rettew review letter. The new discharges are discharging into existing swales. They have reached out to the Charles' and Stauffer property owners and requested easements. Chairman Herr commented that the Township has requested all utilities stay out of the main line of traffic off to the side within the right-of-way avoiding the need to open up entire streets for repairs. Public Works Director Mark Harris confirmed this. Craig commented that they will look at this possibility.

Chairman Herr inquired when the fee in lieu of park space dollar amount be available. Mr. Strohecker commented that typically this is paid after the approval of the Phase 1 Final Plan

and prior to permits being submitted and final documents recorded. Craig commented that the fee in lieu fees will be paid per unit per each phase. A concern stated by Mr. Strohecker is that the full extension of Stone Mill Road is planned for the final fourth stage. What assurance is there that this will occur? Craig stated that it will be a component of the Developers Agreement. Zoning Officer Taggart reminded the Board of the Zoning Hearing Board's decision that this development had 10 years to complete. Per the traffic study there will always be two alternate points of connection to the development. Comments were made by the Board of their concern for increased traffic on Donerville Road without the roundabout installed for another 8 – 10 years.

Bill Antczak of 610 Whitechapel Road is happy to hear that construction traffic will not be coming through Woods Edge Development. Mr. Antczak is requesting temporary traffic control on Stone Creek and Stone Mill. Mr. Antczak also suggests the new HOA consider wording for walkway use by skateboarders. Christina Stellato of 1114 Richmond Road expressed her concern about traffic and how busy those roads will be.

Time Extension Request – 456 Walnut Hill Road

Chairman Herr entertained a motion to agree to the time extension in the noted in the Bitner Engineering letter dated November 27, 2024. Jim Keck so motioned, Missy Phelan seconded, and the motion carried unanimously.

Financial Security Reduction – Rohrer Dairy

Chairman Herr entertained a motion to reduce the financial security by \$159, 640.61 as recommended in the November 21, 2025. John Wenzel so motioned. Missy Phelan seconded, and the motion carried unanimously.

Improvement Guarantee Agreement – 275 Redwood Drive

Chairman Herr entertained a motion to approve the consent agreement with Tim Barley as presented. Jim Keck so motioned. Missy Phelan seconded, and the motion carried unanimously.

With no further business to discuss, Chairman Herr entertained a motion to adjourn the meeting. Jim Keck so motioned, George Mann seconded, and the motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,



J. Ryan Strohecker  
Secretary-Treasurer

Recording Secretary  
Peg A Hess