

Manor Township Supervisors Organizational Meeting

Monday, March 3, 2025

7:00 p.m.

Vice-Chairman James Keck called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, March 3, 2025 at 7:00 p.m. Vice-Chairman James Keck introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: 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, discussed his meeting with the Penn Manor School Board and their traffic study regarding the Bender Mill Development and Letort Elementary. John Weitzel, 141 Joseph Road, commented that feral cats overrun their neighborhood.

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 – Vice-Chairman Keck entertained a motion to approve the previous month minutes, financial reports and pay all invoices on the accounts payable report and all reports presented. John Wenzel so motioned, Missy Phelan seconded, and the motion carried unanimously. John Wenzel commented that the Blue Rock Fire Department has approximately 99 active members, up from 40-45 four years ago. Vice-Chairman Keck announced there was an Executive Session on February 20, 2025.

Old Business

Action Item – Preliminary Subdivision and Land Development Plan-Legacy Crossing –

Greg Smith, RGS Associates, presented updates on a few requests made at the February meeting. They will be back on March 24, 2025 when a full board will be present to vote on their conditional approval request. The developer has made a commitment to a financial contribution at the Donerville Road and Columbia Avenue intersection. This will be worked out on the upcoming Final Phase 1 plan. Per requests from the February meeting the Developer has enhanced the landscaping along Donerville Road at the apartments. The request for water not to be within the public cartway was discussed with Columbia Water. A change was made at Stone Mill Road at Saint Georges. The water main will be placed in the pathway, outside the cartway. Saint Georges water line is already in place. The roundabout being proposed was originally planned for Phase 4, which has now been committed to Phase 2 of the project. The roundabout will occur at the end of Phase 2 after the stabilization of erosion and sediment control in that area. The project is estimated to take ten years, with each phase lasting a few years.

Township Manager Ryan Strohecker reminded our guests that information sheets are available on our Manor Township website for each project so the public can stay informed. The project sheets are updated regularly and include frequently asked questions. It is on the agenda for a vote tonight, but a time extension has been requested so all our elected officials will be able to vote. Vice-Chairman Keck and John Wenzel commented that they appreciate Mr. Smith being flexible and reviewing the changes that were requested. Vice-Chairman Keck entertained a motion to postpone for an extension of time for this vote until March 24, 2025. Missy Phelan so motioned, John Wenzel seconded the motion carried unanimously.

Becky Reeve, 120 Stonewyck Drive, has school tax increases and increased traffic concerns relating to these upcoming projects. Additional staffing will be needed to accommodate the increased population. Per the newspaper, taking a portion of a preserved farm to accommodate this project was disconcerting.

Vice-Chairman Keck commented that the Township hired two new police officers last year with anticipation of our growing community. Mr. Strohecker stated that although we cannot address all concerns, these developments when they go in have to be to accommodate public sewer and public water. Our roads will be well maintained but we do not control the maintenance of PennDot roads. We are diligently working with PennDot. John Wenzel commented that preserved farms are very high on the Supervisors agenda which led to the creation of the Manor Township Farmland Preservation Association. Regarding the preserved farmland being used for this development. To achieve the roundabout clearance for this project, 1576 sf of preserved farmland was exchanged for 4700 sf of development land. This will correct the currently failed turn for now and for the future.

Martha Raush, 680 Central Manor Road, expressed gratitude for the Boards farmland preservation attitude. Ms. Raush read from our website how the community can have input into decisions. Ms. Raush as well as others in attendance are against high-density development. Traffic and school issues will occur.

Fred Herr, 690 Central Manor Road, expressed gratitude for the Boards work. Mr. Herr is on the school board and expresses concern about costs to teach new students if the apartments are constructed.

Alan Raush, 680 Central Manor Road, commented that these developments will have a huge impact on the tax paying residents regarding schools. Has the school district been made aware of these developments? Mr. Strohecker commented that we have regular communication with the Superintendent regarding future developments.

Tamara Gehris, 286 White Chapel Road, expressed concern about the increased taxes to senior citizens. Could we require the developers to pay for the new schools needed to accommodate these new developments?

Terry Huber, 113 Green Hedge Drive, inquired if the comments being made this evening were being wasted since two of the Supervisors were not present. The reason for the Zone change existed before the change was made and should be considered for the vote.

John Philian, 3190 Blue Rock Road, commented that the residents will be burdened by the cost of these developments, and the developers are the only ones making money. Traffic is horrendous already.

New Business

Briefing Item – Final Land Development Plan – 233 Rock Hill Road – TJ Acosta, Lancaster Civil Engineering, representing property owners Elam and Linda Miller. The 48-acre property is zoned Agriculture with an existing farmhouse on the eastern side of the property. The western side is divided by Rock Hill Road which is wooded and slopes to the Little Conestoga Creek. A single family dwelling including accessory facilities is being proposed on the eastern side of the property. A retaining wall is proposed. There is no impact on environmental features. The plans have been approved by the Conservation District, DEP, and local emergency services. Vice-Chairman James Keck entertained a motion to move this to an Action Item. John Wenzel so motioned, Missy Phelan seconded, and the motion carried unanimously. Vice-Chairman Keck entertained a motion to conditionally approve the final land development plan for 233 Rock Hill Road based on the January 24, 2025 Rettew letter. Missy Phelan so motioned, John Wenzel seconded, and the motion carried unanimously.

Briefing Item – Final Separation Subdivision Plan – 1030 Indian Marker Road – Dave Bitner, Bitner Engineering presented a plan to create two separate parcels, one on the north which will be approximately 74 acres and the southside with have 72 acres. A stormwater management plan has been created for the single family residential dwelling on the northern parcel. Vice-Chairman James Keck entertained a motion to move this to an Action Item. John Wenzel so motioned, Missy Phelan seconded, and the motion carried unanimously. Vice-Chairman Keck entertained a motion to conditionally approve the final land development plan for 1030 Indian Marker Road based on the December 5, 2024 Rettew letter. Missy Phelan asked if these parcels could be subdivided further. It is possible with restrictions since this is zoned agriculture and a preserved farm. John Wentzel so motioned, Missy Phelan seconded, and the motion carried unanimously.

Phase 1 Final Subdivision and Land Development Plan – Funk Farm – Bill Swiernik, David Miller Associates commented that this Preliminary Plan was approved in 2016. The water supply requirements have now been resolved, and they are requesting approval to proceed with the first phase of the project. The plan has been reviewed by the Planning Commission, Township Engineer with administrative items to address. This property is on South Duke Street and will be an age-restricted community having its own wastewater pump station. Phase one of the project consists of construction of roads connecting to South Duke Street in two separate locations and 80 townhouse style cottages and 6 three-story apartment buildings. A community building will be built and a 100 bed assisted living facility. A parcel is available for future commercial

development at intersection of South Duke and Walnut Hill Road. All roadways will be privately owned. This is a multi-year project.

John Killian, 3190 Blue Rock Road, commented that the traffic has increased since this project was first submitted 15 years ago which will also create a need for more EMT's.

Daniel Harnish, 2504 Valley Drive, wanted to know what this development is comparable to. Homestead Village would be a comparison. He expressed concern for EMT services.

Mark Talbot, 155 S Duke, was concerned about the widening of the road near his property.

Michelle Keller, 60 Red Bud Drive, inquired how this will impact the schools, which will be minimal since an age 55 and over facility.

Vice-Chairman Keck entertained a motion to move this to an Action Item. Missy Phelan so motioned, John Wenzel seconded, and the motion carried unanimously. Vice-Chairman Keck entertained a motion to conditionally approve the Final Land Development plan for the Funk Farm based on the January 17, 2025 Rettew letter. Zoning Manager Nate Taggart confirmed for Missy Phelan that this was approved as a special exception 15 years ago. John Wenzel so motioned, Missy Phelan seconded, and the motion carried unanimously.

Petition to Amend Zoning Ordinance and Zoning Map – High Properties/Kready Farm LLC -

Charlie Courtney with McNees Wallace & Nurick, Ken Hornbeck, Mike Lorelli and Rob Fluehr with High Properties submitted a petition to Amend the Township Zoning Ordinance and Zoning Map. This project consists of approximately 476 acres and Zoned Industrial. High Properties does not believe Industrial use is the best option for the site or the community. An alternative Zoning Scheme allows for a more compatible form of development. That accommodates a mixed-use project. This is a first step in the process requesting this Board to take administrative steps in having this Amendment forwarded to the Manor Township Planning Commission and County Planning Commission for evaluation. A future public hearing will be held. A broad overview proposes to rezone approximately 398 acres from Industrial District to Mixed Residential Commercial Zone. Approximately 87 acres will remain Industrial. The Amendment establishes an overlay that applies strictly to the Mixed Residential Commercial Zone. The Overlay is called a Mixed Use Campus and eligible in the Mixed Residential Commercial Zone as it contains over 250 contiguous acres per Ordinance. The mixed use campus overlay is contemplating an integrated development. Per the requirements, a Master Plan and will be submitted and reviewed by our Planning Agency, and this Board prior to any submission of Land Development Plans. The Mixed Use Overlay contemplates a variety of setbacks, buffering and other standards to help limit and mitigate impacts on residential properties that are outside the Mixed Use Campus area. This Text Amendment requires the Township to look at the site as a whole and master plan it so we know how this is going to look down the road. This Text Amendment gives a big picture of the development and eliminates a piece meal development with no synergy. Each phase will be submitted as a Land Development Phase under the Master Plan. Under the MRC if a change were being made with type of construction the Master Plan would be updated along with the phase of Land Development Plan and all will need approved. This Amendment does not affect the Industrial acres. This Amendment will allow a density limit per construction type.

Michelle Keller, Red Bud Drive, commented that majority of all the projects discussed tonight is taking farmland into development.

Becky Reeve, Stonewyck Drive, questioned the end vision of the Armstrong property.

Tamara Gehris, White Chapel Road, commented about the loss of wildlife, increase in truck traffic and noise.

Martha Rausch, 680 Central Manor Road, commented about the stress on our current schools with this development and would an elementary school be considered on this site.

James Tollie, 1015 Shadowstone Drive, moved to this area from Long Island and feels this development will become overly crowded and too much truck traffic.

Lamar Zell, 2201 Stradford Road, requested what is the influence with PPL regarding Route 741.

Steve Charles, Wilshire Hills, commented he would rather have warehouses and trucks behind his property rather than apartments. He requested limiting the amount of homes and apartments.

Brad Rohrer, 3523 Blue Rock Road, requested clarification of the Zoning change on the High Property and how the school taxes will be increased.

The High Representatives acknowledged hearing the public comments this evening. Mr. Strohecker explained the urban growth boundary and how this pertains to the High property. John Wenzel acknowledged the audience and confirmed their concerns. Vice-Chairman Keck entertained a motion to accept the proposed petition and forward it to the Lancaster County Planning Commission and Manor Township Planning Commission for review. John Wenzel so motioned, Missy Phelan seconded, and the motion carried unanimously.

New Public Works Hire – Jason Kreider

Vice-Chairman Keck entertained a motion to hire Jason Kreider effective March 3, 2025. Missy Phelan so motioned. John Wenzel seconded, and the motion carried unanimously.

Lancaster County Conservation District 2025 MOU

Vice-Chairman Keck entertained a motion to accept and sign the Lancaster County Conservation District MOU. Missy Phelan so motioned. John Wenzel seconded, and the motion carried unanimously.

PENNDOT Escalator Clause

Vice-Chairman Keck entertained a motion to approve the escalator clause based on the PENNDOT specifications for 2025. John Wenzel so motioned. Missy Phelan seconded, and the motion carried unanimously.

Drug Task Force – 2024 Year in Review Report. No action required.

Act 14 Notifications – Brookfield Renewables. No action required.

With no further business to discuss, Vice-Chairman Keck entertained a motion to adjourn the meeting. Missy Phelan so motioned, John Wenzel seconded, and the motion carried unanimously. The meeting adjourned at 9:05 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J. Ryan Strohecker', written in a cursive style.

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess