

Manor Township Supervisors Meeting

Monday, March 24, 2025

7:00 p.m.

Chairman Allan Herr called the meeting to order in the Manor Middle School at 2915 Charlestown Road, Lancaster, Pennsylvania on Monday, March 24, 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: Missy Phelan, John Wenzel, Jim Keck, and George Mann

Staff Present: Ryan Strohecker, Peg Hess, Nate Taggart

Visitors Present: See Attached Sign-In Sheet

Public Comment –

David Millisock, 102 Spring Meadow Lane, commented on the need for school signage at the walkway in Letort Manor. Mr. Millisock expressed concern about traffic studies done for the Legacy Crossing and Bender Mill Road developments.

Fred Herr, 690 Central Manor Road, commented that the High Concept project was not wanted, and it was bad timing.

Dawn Doman, 117 Abilene Lane, commented on increase in school attendance, increase in taxes and High Property should stay Zoned Industrial to alleviate heavy car traffic.

Allan Raush, 680 Central Manor Road, expressed concern about ineffective communication between Township and School Board and that developers should provide land for additional schools. Mr. Raush asked for explanation of park and rec fees and open spaces.

Andy Lebo, 216 Eagle Path, commented that he feels blessed living in this area and recognizes his home used to be farmland. He inquired how we could make farming more appealing, so farms are not sold to developers.

Mary Glacier, 269 Chestnut Grove Road, commented she was on the Planning Commission Board when Legacy Crossing was first introduced. There is a shortage of affordable housing in Manor Township that this will help alleviate.

Jim Stauffer, 365 Weaver Road, commented about the impact all these developments will have and questioned why more through roads were not being considered.

Sib Nafagar Charles, 431 Donerville Road, expressed disappointment that this area is going to be changing.

Consent Agenda - Previous Month Minutes –

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

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

Craig Smith, RGS Associates, clarified their traffic engineer will give them the calculations needed to determine the impact this development will have on Columbia Avenue and Donerville Road to make a financial contribution. Mr. Smith confirmed all phases are to be complete within ten years. The apartments are to be managed by the HOA. Mr. Strohecker confirmed that all requirements have been satisfied to date for this development. Mr. Strohecker commented that this site is Zoned High-Density Residential by a previous Board. This site is within the Urban Growth Boundary. Manor Township performed their own traffic study and was found to be negligible difference between the study performed by the developer. Supervisors Missy Phelan and John Wenzel both expressed themselves not being happy about this project, but the developer did make concessions, and the zoning was in place for such. Chairman Herr entertained a motion to approve the Preliminary Subdivision and Land Development Plan for Legacy Crossing. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously.

New Business

Announcement of Special Joint Meeting. Chairman Herr announced a special Supervisor and Planning Commission meeting to review the current zoning map will occur Wednesday, April 2nd, from 8 am – 10 am at the Township Office at 950 W Fairway Drive, Lancaster, Pennsylvania.

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 8:15 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess