

Manor Township Planning Commission Agenda

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

Monday, May 12, 2025

Time: 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Approve the minutes from the April 14, 2025 meeting**
- 5. New Business**
 - a. **Briefing Item – Final Land Development Plan for Town and Country Fuel** –The applicant is proposing to redevelop the property located at 3026 Anchor Road to be used as the Town and Country Fuel operational headquarters and construct a new 3,600 sf storage building. The property is approximately 6.2 acres in size and is located in the Agricultural Zone.

Requested Modifications include: 388-21.B (Existing Features), 388-42.E (Reconstruction of Existing Streets), 388-42.I.4 (Length of Vertical Curb), 388-42.I.5 (Access Drive Leveling Area Length), 388-42.I.7 (Vertical Curve “K” Value), 388-42.M.1 (Street Lights), 388-45.H (Parking Area Lighting), and 388-38 (Traffic Study).

Recommended Action 1: Motion to move the Final Land Development Plan for Town and Country Fuel 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 Town and Country Fuel based on the justification and alternative provided and subject to the Rettew review letter dated May 8, 2025.

Recommended Action 3: Motion to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plan for Town and Country Fuel based on the justification and alternative provided and subject to the Rettew review letter dated May 8, 2025.

- 6. Public Comment**
- 7. Adjourn**