

## Planning Commission Meeting Minutes

Monday, April 14, 2025

7:00 p.m.

Chairman Pam Shellenberger called the meeting to order on Monday, April 14, 2025 at 7:00 p.m. Chairman Pam Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, Dan Fisher, Josh Wenzel, Joe Hrapchak, Jarred Texter  
Members Absent: Martin Peak  
Staff Present: Nate Taggart, Adrienne Kautz, Ryan Strohecker  
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from the March 12, 2025 – Chairman Pam Shellenberger entertained a motion to approve the March 10, 2025 Planning Commission meeting minutes. Jarred Texter made a motion to approve, Daniel Fisher seconded the motion, and it carried unanimously.

### Old Business

Action Item – Kready Farm LLC – Petition to Amend the Manor Township Zoning Ordinance and Zoning Map – High Properties Kready Farm LLC (“Petitioner”). The Petitioner is the record owner of ten (10) parcels of real property comprising approximately 476.5 contiguous acres located east of South Centerville Road, north of Charlestown Road, and west of Millersville Road in Manor Township, Lancaster County, Pennsylvania (“Property”). To facility the comprehensive redevelopment of the Property with a mix of residential, commercial, institutional, recreational, and industrial uses, the Petitioner desires to, among other things,, to i) amend the Township Zoning Map to rezone portions of the Property to the Mixed Residential/Commercial Zone; and ii) to amend the Manor Township Zoning Ordinance to establish a new overlay zoning district known as the Mixed-Use Campus Zone.

Claudia Shank, McNees Wallace and Nurick, was present on behalf of the applicant, Kready Farm LLC, to discuss the petition. Also present were members of the project team from High Associates (Ken Hornback, Mike Lorelli, and Rob Fluehr), Eric Brinser with Rettew Associates, and Eric Mounts with Traffic Planning and Design.

Ms. Shank noted that this is the second time this petition has been before the Board. The next step with the Township will be a public hearing for the Board of Supervisors that is scheduled for May 5<sup>th</sup>. The Lancaster County Planning Commission is reviewing the petition and will have it on their agenda at their May 12<sup>th</sup> public meeting.

Ken Hornbeck, Senior Vice-President of Development for High Real Estate Group, and Claudia Shank provided a brief overview of the High Real Estate Group and the High Foundation and the petition. Ms. Shank discussed the revisions that were made to the Ordinance based on the Boards comments at the last meeting and further discussions with staff, the Township Engineer and the Township Solicitor.

Chairman Shellenberger commented that there wasn’t a change made to Animal Hospitals. Ms. Shank commented that they would make that change.

Mr. Wenzel requested that a summary of the traffic study process be explained for the Board and those in attendance.

Eric Mounts stated that they have not done a traffic study at this point. They are at the very beginning of the process and cannot complete a traffic study until after the zoning is determined. High is very aware of the traffic concerns in the area and plans to work with PennDOT, the Township, and the County to address the traffic to best of their ability.

Mrs. Shellenberger asked about the data center use. She recommends that it be a Special Exception use with criteria. Ms. Shank stated that the way the ordinance is written now exposes the Township to someone challenging the validity of the ordinance because data centers are not addressed. The applicant felt that it was important to add it to eliminate that possibility.

Mr. Hoover asked how the Township directly benefits from this proposed development. Mr. Hornback stated that the High Foundation redistributes its dividend profits back into the communities in which High has presence. As the businesses continue to grow over time those distributions back into the communities will also continue to grow.

Mrs. Shellenberger stated that under the Senior Housing Facility definition, instead of using the word “may” it should be replaced with “shall also”. Mrs. Shellenberger would like to see the definition under Senior Housing Facility be more clearly defined. Ms. Shank also stated that they will make the definition a little clearer.

Mr. Hrapchak asked for clarity on how the density of the MUC zone is calculated. Ms. Shank stated that it is a gross density standard, the Senior Housing Facilities would be netted out, and the park wouldn’t be included because it isn’t their property. The only part that would be netted out would be the Senior Housing Facility and the park.

Ms. Shellenberger brought up a few other minor changes that should be changed on the petition. Ms. Shank stated that all the proposed changes can be fixed.

Adam Nissley, of 551 Rohrer Road, made a statement in opposition to the amendment and development.

Ms. Shank stated they are seeking our recommendation for approval this evening with the few minor changes that were discussed.

Mr. Wenzel made a motion to recommended approval of the Petition of Kready Farms, LLC and the proposed Ordinance amending the Manor Township Zoning Ordinance and Zoning Map in such form as presented to this Planning Commission on April 14, 2025, subject to any non-substantive and/or formatting changes that Township staff may make in consultation with the Township Solicitor, along with the Senior Housing definition change as recommended by the Planning Commission. Joe Hrapchak seconded the motion, Keith Hoover opposed but the motion was passed with a 5-1 vote.

**Public comment:**

No Public Comment

The Planning Commission and Township Staff discussed some topics from the recent Zoning Workshop with the Board of Supervisors.

**Adjourn**

With no further business to discuss, Daniel Fisher motioned to adjourn the meeting. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

**Keith Hoover**  
Secretary

Recording Secretary, Adrienne Kautz