

## Manor Township Supervisors Organizational Meeting

Monday, April 7, 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, April 7, 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 –

Jeff Peters, 134 Spring Meadow Lane, Washington Boro, commented that a storm discharge basin within the development was working well and expressed concern about the sight triangle obedience within the development.

Bob Charles, 2939 Charlestown Road, Lancaster, made a request for bocce ball courts at John Herr Park.

**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. John Wenzel so motioned, George Mann seconded, and the motion carried unanimously.

### Old Business

#### Establish the Public Hearing Date for the High Text Amendment and Zoning Map Proposal

Chairman Herr made a motion to hold a public hearing on May 5, 2025 on the Zoning text and map amendment proposed by the Petition of Kready Farm, LLC, and to authorize the Township, with the assistance of the Township Solicitor, to prepare all the necessary notices required by the Municipalities Planning Code, the Sunshine Act, and the Second Class Township Code. George Mann so motioned, Missy Phelan seconded, and the motion carried unanimously. Mr. Strohecker commented at this time the meeting will be held in the meeting room but could be moved to another location. The meeting location will be posted on our website and Facebook prior to the meeting.

Public Comment by Martha Rausch, 680 Central Manor Church Road, Lancaster, commented about the increased density of the area when the High project starts building homes. Township Manager Strohecker offered to have an in-office meeting to discuss actual facts of this upcoming project.

### New Business

- a. Briefing Item- Final Minor Subdivision Plan- 456 Walnut Hill Rd  
Dave Bitner, Bitner Engineering representing Jeffrey and Kay Diehl, are subdividing off a 2-acre parcel to build a single family dwelling. Comments from Rettew have been addressed. The sewer is in final review with the DEP. Chairman Herr made a motion to move this to an action item. Missy Phelan so motioned, George Mann seconded, and the motion carried unanimously. Chairman Herr made a motion to conditionally approve the final minor subdivision plan for 456 Walnut Hill Rd based on the March 6, 2025 Rettew review letter. George Mann so motioned, Missy Phelan seconded, and the motion carried unanimously.
- b. 2025 Materials Bid  
Chairman Herr made a motion to approve the 2025 Materials Bid Talley Sheet as presented. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously.
- c. Financial Security Waiver- LASA- 4160 Blue Rock Rd  
Chairman Herr made a motion to approve the LASA waiver as presented. George Mann so motioned. Missy Phelan seconded, and the motion carried unanimously.
- d. Financial Security Release- 239 Oak Rd  
Chairman Herr made a motion to fully release the financial security for 239 Oak Rd based on the recommendation from Mark Harris. George Mann so motioned. John Wenzel seconded, and the motion carried unanimously.
- e. Financial Security Release- Wood's Edge Phase 2  
Chairman Herr made a motion to fully release the financial security for Wood's Edge Phase 2 based on the February 7, 2025 letter from Rettew. George Mann so motioned, John Wenzel seconded. Bill Antczak, 610 White Chapel Road, Lancaster, President of the HOA submitted a report written by Lancaster Civil Engineering commenting how the final project has not been completed in a satisfactory condition. After discussion, the Board took a vote with a 5 – 0 denial decision.

With no further business to discuss, Chairman Herr entertained a motion to adjourn the meeting. George Mann so motioned, Missy Phelan seconded, and the motion carried unanimously. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,



J. Ryan Strohecker  
Secretary-Treasurer

Recording Secretary  
Peg A Hess