

## **Manor Township Supervisors Meeting**

Monday, May 5, 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, May 5, 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 –**

David Milisock, of 102 Spring Meadow Lane, expressed gratitude for the school sign. The developers should pay to improve the intersections their projects effect.

Diane Duell, of 528 Thorngate Place, is concerned to the widening of South Duke Street going into Crossgates and the new Funk development. She believes both entrances should be right across from each other and not have a turn lane. Chairman Herr commented that all the Supervisors would agree that the intersection of North and South Duke Street is a problem intersection however, it is not our intersection, so we have no control over what signage was placed there or the design.

**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. Missy Phelan so motioned, Jim Keck seconded, and the motion carried unanimously.

Chairman Herr reported that the Blue Rock Fire Rescue meeting was held on Thursday, so those meeting minutes has not yet been submitted. However, Chairman Herr did a report that Blue Rock is very much on budget for this year, recruitment continues to go strong and active new members. We are close to announcing the Capital Fundraising program for the new station in Washington Boro. Supervisor Wenzel commended Blue Rock Fire and Rescue on two recent incidents that they responded to.

### **Old Business**

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

Chairman Herr stated that this Public Hearing has been scheduled for the High Text Amendment and Zoning Map Proposal and explained tonight's process. Jason Hess, Township Solicitor, gave a summary of procedures. The Board is conducting a Public Hearing as required by the Municipality Planning Code on the Petition by Kready Farm LLC, which is to amend the Manor Township Map and Zoning Ordinance. The petitioner owns 476.5 contiguous acres of property which is currently all Zoned Industrial. The proposed change to the Zoning Map would change a large portion of the land to the Mixed Residential/Commercial District. The changes to the text of the Zoning Amendment would add a new Overlay District to be called the Mixed Use Campus Zone. This could be utilized only in the Mixed Residential/Commercial Zone under specific circumstances involved in large developments. The Text Amendment will also contain regulations for that new MUC Overlay Zone including the uses permitted by right and special exception conditional use. There is no specific land development that the Board would be approving or not approving at this point. It is the change to the Zoning Ordinance to add that

new overlay zone. The procedure is the request to amend the Zoning Ordinance are regulated by the Municipalities Planning Code and it requires that all proposed ordinance amendments that are not prepared by the Planning Commission must be submitted to the Township Planning Commission and the Lancaster County Planning Commission for review prior to the coming before the Board of Supervisors. The Township Planning Commission already reviewed the proposed amendment, and they did recommend approval. The Lancaster County Planning Commission will be meeting next week. The purpose of this evening's hearing is to allow the petitioner to present the proposal to the Supervisors. At the conclusion of tonight's hearing the Supervisors can decide to continue the hearing until the next Board Meeting or may close it. There is no time limit for the Supervisors to take action on the petition to rezone. If the Board does take action on the petition, it will have to wait until the June meeting. Mr. Hess went over the rules relating to the public hearing confirming agenda postings in newspaper circulations, website postings, and property posted. The full text of the proposed Ordinance was furnished in Lancaster Newspaper on April 24<sup>th</sup>. A full text copy of the Text Amendment was furnished to Lancaster County Law Library as is required.

Claudia Shank, McNees, Wallace and Nurick, representing Applicant Kready Farm LLC, an affiliate of High Properties. Ms. Shank introduced the members of the development team, Ken Hornbeck, and Rob Fluehr from High Real Estate. Eric Brinser, Project Civil Engineer from Rettew. Justin Spangler, Flood Plan Restoration Consultant with Land Studies. Stephanie Rowa, Land Design, responsible for the Master Plan for the project. Eric Moutz, Traffic Consultant with TPD.

The property is located East of South Centerville Road, West of Millersville Road, and North of Charlestown Road. High entered into an agreement to purchase the property from Armstrong World Industries in 2023 and acquired the property from Armstrong in December 2024. As soon as the property was under agreement High began having conversations with a variety of stakeholders including Township Staff and representatives about the development of the property. On February 14, 2025, they submitted the petition that Mr. Hess referenced to the Township asking the Board of Supervisors to do two things. The first thing was to rezone approximately 390 acres of the property from Industrial to Mixed Residential Commercial, the second was to Amend the Zoning Ordinance to create a Mixed-Use Campus overlay that would apply to certain tracts of land within the Mixed Residential Commercial Zoning District. On March 3, 2025, the Board accepted our petition and sent it to the Township and County Planning Commissions for review.

The Applicant has appeared twice before the Township Planning Commission. Revisions were made to the petition addressing comments the Planning Commission had. On April 14<sup>th</sup>, the Planning Commission voted to recommend approval for the petition. The Applicant met with staff from the Lancaster County Planning Commission, who are reviewing the petitioned and we expect to have their comments shortly and then they act on that petition meeting on May 12<sup>th</sup>. A brief presentation to the Penn Manor School Board was done. A tentative site plan was available for public viewing/discussion and feedback at two Open House meetings that occurred last fall. The concept plan can still be accessed on High's website which is linked from the Township's website. The rezoning, which is being discussed tonight is about ensuring that the zoning for the property conforms with the type of development that the Township ultimately wants to see.

Ken Hornbeck, Senior Vice-President of Development for High Real Estate Group was introduced. Mr. Hornbeck discussed the High Foundation and what it does and how it contributes to the good of the local communities. The High Foundation has three primary areas of giving, environmental stewardship, affordable/work force housing, and other non-profit community focused organizations including historic

preservation, farmland preservation, volunteer fire companies, and water street mission. Mr. Hornbeck went over the general overview of the land. The team produced four guiding principles to help make some decisions. One wants to honor our heritage, there is a diverse architectural heritage, and celebrate our land and the features that are there today. This means ecological renewal, respecting historical markers and making sure there is greenway connection throughout the site. High sees this as an opportunity to enrich the quality of life for Manor Township, which means an integrated mix of uses and multi-mobile connectivity. And finally, we want to nurture the neighborhood, that means attainable and generational opportunities for housing.

This tract is primarily vacant except for three historical farmsteads that will be retained as community amenities. The Kready Farm, the Hershey Farm, and the Rohrer Farmhouse. The intent is to preserve and find uses for most of the historical structures. There are two unnamed tributaries of the Little Conestoga Creek that bisect the property from North to South in a "V" pattern. The entire site is located within the Urban Growth area of the County. With regards to the proposed improvements, High is committed to making regardless of the ultimate composition of the community and types of uses initial improvements before we bring the first building out of the ground. A floodplain restoration returning the streams to its natural conditions and the creation of a 2.5 mile linear park via trails along those two tributaries will occur. All work will be coordinated with a variety of State and Federal agencies tasked with protecting wildlife including the PA Game Commission, the Fish and Boat Commission and Department of Conservation and Natural Resources and the US Fish and Wildlife Commission. In addition, we are prepared to dedicate to the Township approximately 24 acres of land on the East side of the site to create a new Township Park. There will be pocket parks throughout the community and a community clubhouse with amenities available to all residents of Manor Township. Additionally, we plan to make space available on the property for a new firehouse to be constructed down along Charlestown Road. Lastly we are going to address the Stone Mill Road extension, this will be one of the first pieces of infrastructure that we plan to install in the project. The extension will run from Stone Mill Road from Rt 741 on the East to South Centerville Road on the West. This will be a collector road as an improvement that the Township has had on their planning books for many years.

High is committed to help ease some congestion concerns about the Route 741 corridor. Erik Moutz, Traffic Planning & Design gave a general overview of the site and roadway network. PennDot owns Millersville Road and Columbia Avenue. Manor Township owns South Centerville Road and Charlestown Road. Stone Mill Road will bisect the site in the east-west orientation and will include this connector road from Millersville Road to South Centerville Road. This roadway is intended to be a relief valve to the traffic concerns along Route 741. They are not trying to ignore the high traffic in this area but want to be partners with all parties involved. This heavy traffic was mentioned numerous times by residents at the Open Houses they had at the end of last year. PennDot and the County have made some future planning on the Route 741 corridor. PennDot is currently soliciting bids for paving on Route 741 from Apollo Drive to Charlestown Road. It is understood that potential improvements in this corridor are being considered while this paving work is completed. A detailed traffic study will be prepared which will be driven by the Zoning decision. This development will be conducted in many phases and road improvements will also be done in phases.

Claudia Shank stated that the property is currently Zoned Industrial located in the Urban Growth Boundary claiming the county and Township have designated it as a place of development to occur. In considering the goals and objectives of this project it is apparent that this site would be best served with a mix of different types of uses. A portion will retain as Industrial in locations that would be minimally impactful to the surrounding property owners. There is a need for housing in the Township and High

wishes to address that issue. Additionally, commercial uses within the Township and within this development would be advantageous for the existing residential communities. This confluence of factors leads High to desire to rezone this property with a mix of uses. The map Amendment is requesting a rezoning of approximately 390 acres from Industrial to Mixed Residential Commercial(MRC). There are a few parcels along the periphery of the property currently Zoned from Commercial and High Density Residential to MRC, which would clean up the boundary lines. 84 acres northeast of South Centerville Road and Charlestown Road would remain Industrially Zoned. The next component of this request is a Text Amendment. Several Amendments are being proposed to the Zoning Ordinance in connection with the rezoning to facilitate this development. The first is the creation of a Mixed-Use Campus Overlay. This overlay would only apply to tracts containing a minimum of 250 contiguous acres that are Zoned MRC. The MUC, Mixed-Use Campus, Overlay will allow for a wide range of residential, commercial, and industrial uses. A Master Development Plan would be presented to the Board of Supervisors before any Zoning Permits or Land Development Plans approved. The Master Plan, and any updates, would include a written description of the current development and is consistent with the Townships comprehensive plan. This allows another opportunity for input from the Supervisors, Planning Commission, and the public as the site is developed. While this property is being looked at overall, recognizing the MUC allows flexibility in design criteria and permitted uses. In lieu of yard setbacks, there would be separation distances. These would be prescribed between residential buildings and certain commercial uses. A single impervious coverage limitation would exist for the entire tract. There would be a maximum residential density requirement of 7 ½ units per acre. Another element is that a Master Sign Plan process would be in place allowing more creativity and flexibility in creating a cohesive sign package that would apply through the entire development. Flexibility is a key hallmark of this development. This build out is expected to take at least twenty years and needs to respond to market needs and conditions over that time period. Defined terms were added to this Text Amendment to update our current Ordinances. Numerous Amendments to the specific criteria for individual uses in Article 4, many being clerical to include the MUC as a district. Amendments are requested on the sign requirements to allow in the MUC District. Comprehensive changes to the off-street parking regulations. They are requesting to follow the current ITE regulations. This plan describes this area as places that are underdeveloped with sewer and water infrastructure next to major roads and bordered by development. It is an infill site with the appropriate infrastructure in place for development. This request emphasizes the importance of mixed-use development as well as flexible Zoning tools like the Ordinance proposes.

Missy Phelan inquired about the exact number of homes being proposed. There will be a cap on the amount of residences being 7 ½ units per acre. Data Center usage was questioned about how they would affect our community. Data Centers are being added to the Ordinance because we do not currently have it defined. This is a growing use category, there are none currently leased to High. Any use in the Industrial Zone under 250,000 sf would be allowable. In the MUC tract a warehouse over 100,000 sf would need to go through a conditional use process. Ms. Phelan expressed a concern with Amish puppy mills. It was commented that kennels could be made allowable with a Special Exception. High will dedicate 3-5 acres of land be given to build a new firehouse. The High Foundation is a large supporter of volunteer fire companies and could likely support this effort. Section 13, proximity of pumping station to residential area was questioned for safety. This would be looked at on a case by case basis but in many areas where this already occurs.

John Wenzel inquired about the Rohrer house along Charlestown Road. It is in the worse shape of all buildings on this site, but consideration is being given to donating this building to the Township and having the fire station utilize it. Mr. Wenzel inquired if enhancements on 741 would actually be

impactful. There are constraints with such enhancements, so alternative routes are being considered. Mr. Strohecker commented that multiple municipalities and county planners are in constant communication with regards to improving 741 traffic. PennDot has announced that they would be adding a northbound left turn lane from 741 onto Charlestown Road this summer. Chairman Herr inquired if South Centerville Road is being considered widened to the new Stone Mill Road intersection. Not at this time but could be in future. John Wenzel questioned need for 35 "permitted by right" uses in the MUC. County planning is starting to use this language to get away from the need for Special Exception and Conditional Use processes. This makes this an administrative level process without public hearings taking months. This list has already gone through revisions based upon meetings with the Township and a balance was achieved.

Mr. Strohecker gave a historical comment that the sale of this property has been discussed with Armstrong for multiple decades. A Master Plan was highly encouraged instead of a piecemeal development with no conduciveness. This is a 20 year project and updates should occur with the Master Plan every 5 years. In our current Ordinance we have no ceiling regarding the maximum size of warehouse. If a 250,000 sf warehouse is being proposed, they would need to go before the Zoning Hearing Board. Currently in Greenfield 252,000 sf exists. Comments were made regarding Senior Housing definitions, and they will be looked at per Mr. Strohecker. The current phase schedule is Phase 1 will comprise of construction of the infrastructure components following all MS4 Regulations, single family homes, apartments, and any Industrial market demand. Industrial buildings are built with a Tenant in mind.

David Millisock, 102 Spring Meadow Drive reminded the Board not to trust traffic studies and does not believe the Stone Mill Road connector will not relieve traffic.

Mary Haverstick, 73 Highville Road, reminded the Board to be cautious believing what is being said.

Kirk Whitworth, 625 Letort Road, moved here 13 years ago and has seen traffic and crime increase.

Martha Rausch, 650 Central Manor Road, while High is a company of excellence, please consider the new residences and effect on schools.

Mr. Strohecker reminded the public that this development has been discussed for about ten years. Anyone is encouraged to schedule a meeting with the office and discuss and see all plans being discussed. Currently, this parcel being discussed under the current Industrial Zone, two PRD's could be implemented creating thousands of homes. This proposal requested will allow the Township the most flexibility to create multiple uses on this property. A Master Plan will be reviewed every 5 years which makes this a unique opportunity.

Steve Groff, 120 Kent Court, is concerned about the increased traffic and braker retarders on Rt. 741.

Ivy Williams, 141 Kent Road, inquired what will happen with the wildlife on this property.

Ronnette Comfort Butler, 1021 Stonemanor Drive, is concerned about school taxes and traffic.

Bob McCune, 2735 Sherwood Lane, requested additional lanes on South Centerville Road.

Dan Harnish, 2504 Valley Drive, asked for Ag Holding clarification, recognizing current Agriculture usage.

Becky Reeve, 120 Stonewyck Drive, concerned about the noise a data center could create.

Ken Hornbeck commented that they would look at wording in Text Amendment regarding data center warehousing after hearing public and board comments and have presentation at next meeting.

Township Manager Strohecker commented that AI and Data Centers will become more prevalent as these are trending technology. Jason Hess commented other Municipalities have addressed these new uses in their Ordinances. If a use is not given a Zone for usage, an argument could occur having such use in any Zone.

Jeff Butler, 1021 Stonemanor Drive, is concerned about lack of specifics on this plan. Could performance criteria be incorporated into data center usage language?

Bill Antczak, 610 White Chapel Road, built two data centers in Staten Island and they are not inherently noisy. They use a lot of water and power. The cooling towers would be the noisiest thing and could be shielded. He also commented that traffic is going to get worse with Legacy Crossing.

Chairman Herr started conversation regarding changes being made to the Text Amendment and timing for the vote. Jason Hess commented that if language were added stating criteria for data centers would not be considered substantial changes requiring going back to the Lancaster Planning Commission. Township Manager Strohecker requested this conversation be held in the office to clarify this procedure.

Chairman Herr made a motion to continue this hearing at the June 2<sup>nd</sup> meeting. Jim Keck so motioned, John Wenzel seconded, and the motion carried unanimously.

### **New Business**

a. Joint Stipulation – Ortman CI-25-01072

Chairman Herr made a motion to approve the Joint Stipulation in Support of Order for Declaratory Judgment in the case of Kenneth P. Ortman, Carol A. Ortman, and Brenda L. Ortman v. Manor Township docketed at Case number CI-25-01072 in the Lancaster County Court of Common Pleas, in such form as presented to the Board at this meeting, and to authorize the Township Solicitor to sign the Joint Stipulation for filing with the Court of Common Pleas. Missy Phelan seconded the motion, and the motion carried unanimously.

b. Financial Security Release – Woods Edge Phase 2

Chairman Herr made a motion to fully release the financial security for Wood's Edge Phase 2 based on February 7, 2025 letter from Rettew. Jim Keck seconded, and the motion carried unanimously.

c. Act 14 Notification – 175 Chestnut Grove Road – No action required.

With no further business to discuss, Chairman Herr entertained a motion to adjourn the meeting. John Wenzel so motioned, Missy Phelan seconded, and the motion carried unanimously. The meeting adjourned at 9:50 p.m.

Respectfully Submitted,



J. Ryan Strohecker  
Secretary-Treasurer

Recording Secretary  
Peg A Hess