

Manor Township Supervisors Meeting

Monday, June 2, 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, June 2, 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, Jim Keck, and John Wenzel via telephone
Staff Present: Chief Colin Cleary, Ryan Strohecker, Peg Hess, Nate Taggart, Mark Harris
Visitors Present: See Attached Sign-In Sheet

Public Comment –

Bill Antczak, 610 Whitechapel Rd, expressed discontent regarding Glo-Fiber notifications to homeowners and work status. Ryan Strohecker commented that a meeting with the contractor was scheduled.

David Milisock, 102 Spring Meadow Lane, expressed concern about the stormwater drain in Letort Manor and speed of electric bicycles.

Lamar Zell, 2201 Stratford Rd, commented about inadequate signage traffic lanes on South Centerville Rd.

Sue Sheeler, 101 Langley Square, concerned about noise and water usage of data centers and necessity in a residential area.

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.

Old Business

Public Hearing-Kready Farm Text Amendment and Zoning Map Proposal

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, and Eric Moutz, Traffic Consultant with TPD. Ms. Shank and Mr. Hornbeck gave an overview of the project.

Per Ms. Shank, this is the second appearance to the Manor Township Board of Supervisors. Since the May 5th meeting, the approval of this Amendment was recommended by the LCPC. The County review letter did recommend a high level of consistency between the proposed Text and Map Amendment and the Regional Comprehensive Plan. The Rettew review letter recommended that data centers over 100,000sf be permitted by special exception. The county planning recognized that the development of the property will require improvements to existing roads, sewer, water, power infrastructure and the like and should be studied and mitigated. These are current conversations with the Township. Ken Hornbeck reviewed High's vision for this development. The Township would have the opportunity to add regulations regarding Data Centers as a development plan for this property is several months away and does not currently contemplate a data center. A Master Plan will be submitted as directed in the Text and Map Amendment. A need for flexibility regarding future development 10-15 years later is added into this Text and Map Amendment. An initial Master Plan will be submitted this fall.

John Wenzel expressed his gratitude that this property was not sold as individual parcels. The Township had wanted this 6-7 different parcel property developed with a Master Plan. High Companies operate with high level of integrity and will work with the Township and keep our community in mind. Chairman Herr explained that a Master Plan will let everyone know the vision of the property with 5 year reviews to be able to make changes based upon the current market. Confirmation was received from Our Solicitor that nothing had changed with the Text Amendment proposal from previous submission. The Township staff and Board are currently looking at further defining Data Centers in our Ordinance and such language should be implemented in the near future.

Missy Phelan commented that in her opinion a PRD would be as appropriate for this development. This Text and Map Amendment allows flexibility for High that does not seem necessary. Regarding creation of a Master Plan, allowable number of units and open space requirements are to open for High's interpretation. Ms. Phelan commented on the need for language regarding data centers.

Ryan Strohecker commented that a data center does not seem like a real possibility coming into Manor Township. A data center is coming into Lancaster County. The County has been requested to create a model ordinance for all municipalities. Minimal criteria are recognized in this Text Amendment and the Township needs to better refine this as it is becoming more prevalent. There will be Text Amendment updates in the next 3 to 6 months. Every 3 years a review is done on all of our Ordinances and updates are made. Data Centers will be addressed better by defining what they are and what are good criteria regarding having them in Manor Township.

Ms. Phelan thinks this plan is a disservice to our community. High could do all they want but still do so under the PRD. This plan will burden our existing residents.

David Milisock, 102 Spring Meadow Lane, requests limiting existing residents tax increase and creating a noise ordinance regarding vibration coming from data centers.

Becky Reeve, 120 Stonewyck Drive, thinks negative impact for data center here and should put increased school taxes on new residents.

Joe Fullerton, 323 Oak Ridge Dr, President of Penn Manor School Board, commented about the increase of students and taxes.

Fred Herr, 690 Central Manor Rd, facilities manager of Penn Manor School Board, commented on how the schools are bursting at the seams currently, and requested withdrawal of this Text Amendment. Consider impact fees.

Kirk Whitworth, 625 Letort Rd, researched PRD's and should keep zoning Industrial.

Lamar Zell, 2201 Stratford Rd, requested we lower the residential number of homes and consider road improvements for increased truck traffic.

Dawn Doman, 117 Abilene Lane, inquired how many homes could be built and wanted understanding of open space. New roads should be created to carry this increased traffic.

Rough calculations were given on amount of housing allowable under the current PRD: 2600. Under the proposed Text Amendment: 2900. High is currently proposing: 1700.

Martha Rausch, Central Manor Rd, compared the PRD to this Text Amendment and likes the PRD better. This should be declined until we have numbers of homes being built.

Matt Beakes, 35 Red Bud Drive, Penn Manor School Board member, is concerned about rezoning as the Board would lose some control. Commented how a deficit in school revenue will occur.

Grant Clark, 717 Letort Rd, requests the Board to look out for residents interest, not Highs.

Liz Martin, 2860 Charlestown Rd, confirmed with Solicitor Hess that having data center language will help protect the Township. Industrial warehousing could be built on this entire property.

Geoff Rohrer, 3280 Blue Rock Rd, inquired if an Impact Fee Tax could be utilized. Discussion with Solicitor Hess occurred.

John Wenzel requested further discussion regarding implementing an Impact Fee Tax.

William Renshaw, 2610 Money Hill Rd, agreed the Board should look at a possible Impact Fee Tax.

Bob Ellis, 12 Deerfield Rd, Pequea Township, commented about High proposing lots of changes but the Board should look at ways to mitigate cost to community.

Jim Stauffer, 365 Weaver Rd, confirmed Legacy Crossing will maintain their streets. Similar discussion will occur with High at appropriate time.

Ms. Shank restated how this property is currently used agriculturally but zoned for Industrial development and could be built out entirely this way. High does not believe this is best use of site. Per Lancaster County Planning, higher density housing should happen within the Urban Growth Boundary where there is water, sewer infrastructure and roads in place. Improvements will have to occur. The County has recommended a density of 9.5 units per acre based upon growth modules. High is suggesting 7.5 units. High has met with members of Penn Manor Schools. Some of the concerns

brought up by Board members are new concerns which they are willing to discuss. There is a lack of housing in our community which this development would help to alleviate.

Chairman Herr entertained a motion to close the Public Hearing on the petition filed by Kready Farms. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

George Mann made a motion to approve the Petition to Amend Zoning Ordinance and Map filed by Kready Farms LLC and to enact the proposed ordinance amending the Manor Township Zoning Ordinance and Zoning Map in such form as presented to the Township Board at the public hearing on May 5, 2025 and June 2, 2025, along with Exhibits A through E of the proposed Ordinance. Jim Keck seconded. John Wenzel called for a discussion. Mr. Wenzel does still support this Amendment but thinks further discussion of an Impact Fee should occur prior to final vote. Ms. Phelan commented that without a plan and approving this proposal gives High the ability to build out the residential without restrictions.

Ms. Shank commented on how a very lengthy process would occur if a traffic impact fee were to be adopted at this time. This would be a separate Ordinance from a Zoning Ordinance. Adoption of an Impact Fee will take significantly longer than a month or two. This adoption will be lengthy. Solicitor Hess agreed this would take some time to create and enact. Until a Land Development Plan is submitted, all Zoning Ordinances can be changed. Mr. Strohecker received confirmation that all MPC regulations are being adhered to in this Text Amendment change. A Master Plan is not always required for proposed developments. Ms. Phelan commented that the PRD has more stringent requirements. Mr. Keck commented that impact fees should be discussed further.

Ms. Shank commented that if their proposed Amendment were voted down, High would most likely build on the site as it is currently Zoned. Mr. Keck commented that further discussion needs to happen, especially with the School Board. Chairman Herr commented about the disconnect between High's impact numbers and what the School Board believes it to be. The request was voiced about capping the residential number of homes.

Mr. Mann commented it being a mistake to rescind the motion. Firm parameters are in place. Further discussion occurred.

George Mann withdrew the motion to approve the Petition to Amend Zoning Ordinance and Map filed by Kready Farms LLC and to enact the proposed ordinance amending the Manor Township Zoning Ordinance and Zoning Map in such form as presented to the Township Board at the public hearing on May 5, 2025 and June 2, 2025, along with Exhibits A through E of the proposed Ordinance. Jim Keck seconded, and the motion carried unanimously.

Chairman Herr entertained a motion to reopen and continue the hearing at the July 7th, Supervisors meeting. Jim Keck so motioned. George Mann seconded, and the motion carried unanimously.

NEW BUSINESS

Briefing Item- Final Land Development Plan- 3028 Anchor Rd

Todd Shopf, Graybill Engineering, introduced Gerald Shertzer owner of Town and Country Fuel. Sister company Shertzer Lawn Care is across the street. They are moving the corporate offices of Town and Country Fuel to the subject tract. The proposal is to construct additional parking, fleet vehicles storage, additional 3600 sf storage building. Underground Stormwater infiltration trench and detention basin is proposed. Total number of parking stalls is 32, more than required. They propose to eliminate two of the three driveways and re-align the one driveway with across the street drive. Because of elevation challenges several modifications were requested from SALDO. The Manor Township Planning Commission did recommend approval of this plan and the nine modifications from SALDO. Mr. Taggart confirmed they had received Zoning Approval to substitute for one non-conforming use with another. They are in receipt of the Township Engineers Subdivision Land Development Review Letter dated May 8th and Rettew's stormwater review letter dated May 9th. The outstanding comments are housecleaning items.

Chairman Herr made a motion to move this item to an action item. Missy Phelan seconded, and the motion carried unanimously.

Jim Keck made a motion to conditionally approve the final land development plan for 3028 Anchor Rd based on the May 8 2025 Rettew review letter. George Mann seconded, and the motion carried unanimously.

Act 14 Notification- Blue Rock Regional Fire District – No action required.

Executive Session- Personnel matter

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 10:15 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J. Ryan Strohecker', written in a cursive style.

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess