

Manor Township Supervisors Meeting

Monday, July 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, July 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, Jim Keck, and John Wenzel
Staff Present: Chief Colin Cleary, Ryan Strohecker, Mark Harris, Peg Hess
Visitors Present: See Attached Sign-In Sheet

Public Comment –

Dave Millisock, 102 Spring Meadow Lane, expressed concern about the use of E-Bikes on public roads.
Bob Charles, 2939 Charlestown Road, commented that he was against the High project.

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. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

Old Business

Public Hearing-Kready Farm Text Amendment and Zoning Map Proposal

Ken Hornbeck, High Real Estate Group, gave an update on three main issues that were addressed by High regarding this project. To ease the concern of residential density, High has filed a deed restriction with the courthouse limiting the residential units to 1900 for the next 10 years. The current MRC Zoning would allow 7.5 units per acre. The restriction recorded allows 5 units per acre. If the PRD were followed, High could build up to 2600 single family homes- at 5.5 unit per acre. Secondly, High is committed to helping alleviate the traffic on Rt 741 and will be constructing the Stone Mill Road connector from Rt 741 to South Centerville Road prior to any homes being built on the site. They are also looking at other possible connector roads where possible. Thirdly, Mr. Hornbeck reviewed a Fiscal Impact Summary chart that was prepared using data from the school website and actual figures on existing residential communities they own. In all scenarios a positive impact would occur for the school as well as the Township. This chart was reviewed with the PMSD Board two weeks ago. Chairman Herr expressed gratitude to High for taking the public comments and finding viable solutions. Either party can renew the deed restriction. Supervisor Wenzel commented about last months discussion on Impact Fees. This is a lengthy process to implement but is still being reviewed for future. High RE has been receptive to the Township needs regarding traffic on Rt 741. Supervisor Phelan did not agree with some of the calculations on the Fiscal Impact Summary and did not feel adequate language regarding data centers and kennels were addressed. Township Manager Strohecker commented that the Township could also change its ordinance with respect to density requirement over the next ten years if future Supervisors desired to do so. Or, the deed restriction could be also be renewed going forward. Ordinance changes will be occurring regarding data centers by the end of the year. Conversations are being had with other Townships regarding data centers. Solicitor Jason Hess did not see any further conflicts regarding this Text Amendment. Data Centers are not permitted in the MUC Zone. Any Ordinance changes made this year will include this Text Amendment regarding data centers.

Public comment - Dave Millisock, 102 Spring Meadow Lane, stated that we should approve this development with the least amount of additional residents.

Mark Lobeck, 464 Donerville Road, commented that the 10 year deed restriction is too short of a time period. Woods Edge is a development still in construction after 30 years.

Fred Herr, 690 Central Manor Road, commented that the Fiscal Impact Summary was flawed, it did not take into consideration new school cost.

Bill Kleine, 4 Doe Run Lane, reminded the Supervisors have the power now to negotiate and protect the Township.

Joanne Roda, 78 Victoria Lane, is concerned about the effect of data centers on their development.
Ksenia Stumpf, 2612 Columbia Ave, inquired about the long term plans of this development.
Susan Miller, 125 Langley Square, was concerned about environmental issues with this development.
Ken Peiffer, Colonial Manor, expressed concern about the speeding currently occurring on Stone Mill Rd.
Joan Matterness, 213 Sutherland Rd, thanked Missy for her input regarding this project and requested a new fire station.
4-6 acres have been offered by High RE for a fire station and stated High Foundation could offer grants.
Chairman Herr stated that Highville and Washington Boro are looking to have a joint building. The West Lancaster station is being looked at to relocate to our area.
Mary Lou Bert, 125 Stonewyck Drive, was concerned about wells drying up. Chairman Herr commented water would be supplied by Columbia water.
Tom Acker, 212 Post Oak Rd, is concerned about how our support services we will be playing catchup from all the new developments.
Matt Beakes, 35 Red Bud Drive, is concerned about increased school taxes because of the need of two new schools.
Bob Ellis, Pequea Township resident, was concerned about density, school taxes, and the Zone change. The Text Amendment does control density per Chairman Herr.

Jim Keck made a motion to close the public hearing. John Wenzel seconded, and the motion carried unanimously.

Solicitor Jason Hess said that this hearing was readvertised in the LNP on June 30. All notice provisions had been complied with. A vote is not necessary but permitted. George Mann made a motion to approve the Petition to Amend Zoning Ordinance and Map filed by the 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 of Supervisors at the public hearing on May 5, 2025, June 2, 2025, and July 7, 2025, along with Exhibits A through E of the proposed Ordinance. John Wenzel seconded. Missy Phelan declined the motion. The motion passed with a vote of 4-1.

New Business

Briefing Item – Final Land Development Plan – 425 Shultz Rd

Kevin Walsh, Colliers Engineering, representing Verizon. Planning has recommended approval.
Jim Keck made a motion to move this to an action item. Missy Phelan seconded, and the motion carried unanimously.
John Wenzel made a motion to conditionally approve the final land development plan for 425 Shultz Rd based on the letter of June 6, 2025 Rettew. George Mann seconded, and the motion carried unanimously.

Well Isolation Distance Waiver – 666 Shultz Rd

Jim Keck made a motion to approve the isolation waiver as presented. George Mann seconded, and the motion carried unanimously.

FERC Notification – Safe Harbor Hydroelectric project - No action required.

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 8:40 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess