

Manor Township Supervisors Meeting

Monday, August 4, 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, August 4, 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, John Wenzel, and George Mann
Staff Present: Chief Colin Cleary, Ryan Strohecker, Peg Hess, Nate Taggart
Visitors Present: See Attached Sign-In Sheet

Public Comment –

Steve Natur, 140 Walnut Hill Road, which backs onto the old Funk's Farm Market property. The grass has not been mowed, and the weeds are 8-10 feet tall. Mr. Natur would like to know what the status of the project is and what is going on with the trees. If this gets developed how will the traffic be handled?

Chairman Herr stated that the trees had to come down prior to bat mating season. Mr. Taggart stated that they will be reaching out to the contractor to see what can be done about the weeds. Final plans were being recorded, and construction should be starting soon.

Jim Ortman, Jr., 17 Manor Street, and owns 421 Shultz Road which has had significant stormwater runoff from 500 Shultz Road. This is a new property and questions if the best stormwater management practice is being implemented.

Mr. Strohecker commented that when an individual builds a home, subdivision goes in, or a development goes in they are required to manage the stormwater runoff from their property and reduce the stormwater runoff by 50 percent. Mr. Taggart stated that the house is complete but there is still sitework going on. The extreme amount of rain we have had has created some issues. A meeting was going to be scheduled with Mr. Ortman and Manor Township staff on site.

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, John Wenzel seconded, and the motion carried unanimously.

Chairman Herr stated that the fundraising program for the Blue Rock Fire Rescue Station was announced at the Tomato Festival. Currently working with a campaign that will be directed to businesses. Grants and private foundations will be contacted also.

John Wenzel inquired how the foam baton launcher was working out for the police department. Chief Cleary stated they were working well, and he was happy to have a lethal force alternative way of controlling people if necessary.

Old Business

None to report

New Business

Letter of Credit Reduction – 135 West Charlotte Street

Chairman Herr entertained a motion to fully eliminate the letter of credit for 135 West Charlotte Street based on the July 29, 2025 Rettew letter. Jim Keck so motioned, George Mann seconded, and the motion carried unanimously.

Letter of Credit Elimination – 232 Creek Road

Mr. Strohecker stated that this property was recently sold. The Township is asking that the letter of credit be eliminated by the previous owner. The Township has a cashier's check for \$50,000.00 for a holdover until the new owner obtains a new letter of credit. Chairman Herr entertained a motion to fully eliminate the letter of credit for 232 Creek Road. Missy Phelan so motioned, George Mann seconded, and the motion carried unanimously.

Notice of Retirement – Officer Troy Rogers

Chairman Herr entertained a motion to accept the retirement date for September 29, 2025 for Officer Troy Rogers. Jim Keck so motioned, John Wenzel seconded, and the motion carried unanimously.

Ordinance Revision Information and Timeline

Mr. Strohecker stated that the Township is on track for some Ordinance Revisions before the end of the year. We do not need to hold public hearings. They will have to go before the Planning Commission and then come to the Supervisors Board for a vote in October or November. There are seven different revisions that the Township is looking at:

1. Roadside Stands being permitted in the Rural Zone.
2. Removing Nursing/Rest and Retirement Homes from the Rural Zone.
3. Add Schools as a Special Exception Use in Low Density Flex.
4. Removing Section 425-87D from a Home Based Business criteria.
5. Clean up our Solar Systems – Mr. Taggart stated that there have been several Zoning Hearing Board cases where a large farm wanted to put solar panels on rooftops. Our current Ordinance states maximum 1,000 square feet allowed. Some of these farms want to put a massive number of solar panels on rooftops; in doing so they would need a variance. The Township wants them to utilize the roof space without having to come to the Zoning Hearing Board. The 1,000 sf maximum allowed would be eliminated if it is roof mounted on an Ag building. Mr. Taggart stated that there is principle solar and accessory solar use. The accessory use states the power is only being utilized onsite, and the principle use goes out on the grid. This will apply only if the solar energy is an accessory use for the farm.
6. Duplex design standards, adding the words, “per unit” to the minimum lot size to make clearer.
7. Data Center Ordinance and Criteria- The Township sees that there is need for regulations regarding sound, electricity, water use, and air quality. The Ordinance before the Board is the Township trying to compile a variety of Ordinances from Pennsylvania and Virginia and pull out the best management practices from all of them to see what can be presented. The template of what is presented came from Londonderry Township which is the municipality that houses the AI Center which is going in at Three Mile Island. The other issue is whether these Data Centers will be a Conditional Use or Special Exception item. The language presented encompasses those four main criteria as it relates to Data Centers, the one item that we would like to dive into is the decibel level and sounds portions, especially frequencies and long wave lengths or low frequencies that come off data centers.

Chairman Herr inquired is the County indicated if they are working on something as county-wide initiative. Mr. Strohecker stated that he does not feel like they want to put together a model Ordinance. Supervisor Wenzel stated that it is a good thought to keep in mind the sound portion of the Data Center Ordinance. Mr. Strohecker is taking all the advice and suggestions from anyone to put together the Ordinance and present it to the Planning Commission to pass onto the Supervisors for final approval. Supervisor Phelan stated that there is no maximum on the amount of square footage that a Data Center can be. Mr. Strohecker stated

that they discussed minimum and how minimums are handled within the Industrial Zone. The minimums determine the criteria they would have to meet. Supervisor Wenzel inquired if there should be restrictions on square footage. Mr. Taggart stated that there is typically no maximum in the Ordinance of the square footage of the building, however they are bound to bind the maximum square footage of the lot coverage. Mr. Taggart also stated that there are criteria that the data centers must meet. Supervisor Phelan suggested that all Data Centers need to apply for Special Exception. Chairman Herr suggested that between now and the next meeting that Mr. Taggart and Mr. Strohecker come together to further discuss the Data Centers. Chairman Herr stated within the next 10 days each Supervisor should discuss with Mr. Strohecker and Mr. Taggart their thoughts on the Data Centers Ordinance. Conditional Use is a more restrictive criteria controlled by the Board of Supervisors. Ms. Phelan inquired about the gray water disposal? Mr. Strohecker commented about the water use, he believes that some of the Data Centers are not using any water they are able to do it with air cooling, the bigger ones are using rivers. Language will also be included in the event the building gets decommissioned. Supervisor Wenzel questioned the allowable height of a data center to be 95'.

Centralized Booking Information

Mr. Strohecker stated that the Chiefs of Police have been actively having discussions about operating a Centralized Booking system at the new prison. This would be essential for municipalities over the night hours when they need to arraign a prisoner. Our Officers can use that facility to drop off the prisoner and take care of all the paperwork processing and get back out onto the street. With not having centralized bookings, most of our police offices do in-house during the day. As managers we have seen the Chief's of Police and County Commissioners discussing these issues, but no plan is in place. The 20 Township managers, representing all the large police departments in Lancaster County are taking the lead to help bridge the gap. There is a letter that has been presented to the Board describing how Centralized booking would work. As elected officials, your help is needed dealing with the County Officials. Chief Cleary stated that they are starting with the physical structure. If the Townships can get a centralized booking established other services could be offered. Chief Cleary also stated that consolidated resources is a big deal and could help with efficiency with all police departments in the county. So far the County Commissioners have commented about giving space for such but will not fund such space. The Drug Task Force is a similarly county-wide program that we currently donate to. The goal is to get our officers back on the road patrolling their streets as soon as possible.

With no further business to discuss, Chairman Herr entertained a motion to adjourn the meeting. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously. The meeting adjourned at 8:03 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess