

Manor Township Supervisors Meeting

Tuesday, September 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 Tuesday, September 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, John Wenzel, and George Mann
Staff Present: Chief Colin Cleary, Ryan Strohecker, Peg Hess, Mark Harris
Visitors Present: See Attached Sign-In Sheet

Public Comment –

Joan Matterness, of Manor Township, inquired about how the Blue Rock Fire and Rescue will be raising funds for the new building in Washington Boro and will the increase in the fire tax be used for this? Chairman Herr stated the projected new Washington Boro building mentioned in the advertiser is to replace two stations: the Highville and the current Washington Boro. The Fire Commissioner looked at combining the two of them to one central spot to consolidate operations. The building that will be located on Armstrong/High property will replace the West Lancaster Station. The fundraising campaign was kicked off at The Tomato Festival requesting individual contributions for the structure. There will also be a concentrated effort to contact businesses for donations. The fund drive is supporting the building project itself. Chairman Herr stated that the fire tax goes into the Townships budget for support of the yearly contribution to the Blue Rock Fire and Rescue. The cost of fire equipment and suits has gone up exponentially, which will be supported by the fire tax. Supervisor Keck also stated that the Blue Rock Fire is getting more volunteers, and the fire tax will help with their training and fire apparel.

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, Missy Phelan seconded, and the motion carried unanimously.

Old Business

Ordinance Revisions/Updates

Mr. Strohecker stated that we are moving forward with the Ordinance revisions and updates that have been discussed. There are seven Ordinances that are included in the documentation:

- Removal of Section 425-87D regarding Home Based Business criteria
- Duplex Design Standards, added the “per unit” words
- Accessory Solar Systems -waiving the square footage for the maximum amount if roof mounted
- Road sign stands permitted in the Rural Zone
- Removal of the “nursing/rest and retirement homes” from the Rural Zone
- Adding schools as a Special Exception Use in the Low Density Flex
- The Data Center Ordinance which is the majority of changes

Documentation will be forthcoming regarding Ordinance change number eight which is updating our speed limit/regulatory signs throughout the Township. Mark Harris updates these regularly. Mr. Strohecker inquired whether tonight the Board would be willing to pass this on to the Planning Commission to review and start the advertising process.

Supervisor Phelan inquired about kennels, which encompasses any type of dog hotel, boarding, and brokering of dogs. She requested that the words “broker of dogs” be removed. She also inquired if roadside stands are required to have off street parking for customers. Township Manager commented that in the Ag Zone it is a requirement to have parking available.

Chairman Herr entertained a motion to send a proposed ordinance amending the Manor Township Zoning Ordinance, substantially in such form as presented by the Township Solicitor for this meeting, to the Manor Township Planning Commission and the Lancaster County Planning Commission for review and comment, and authorizing the Township Solicitor to prepare and advertise public notice of a public hearing of this Board of Supervisors and the consideration of, and if appropriate, the enactment of the proposed ordinance amending the Zoning Ordinance. John Wenzel so motioned, George Mann seconded, and the motion passed unanimously. Per Township Manager Strohecker this will hopefully be back for a vote on these Ordinances in November.

Supervisor Phelan stated that however Kennel is defined, we should either remove the broker portion of kennel or make it a Special Exception. Mr. Strohecker stated that these Ordinance revisions take considerable time to draft and right in legal language. Chairman Herr commented that this kennel language within our Ordinances will be discussed at a later date.

New Business

Police Department Hire & Oath of Office - Aaron Witmoyer

Chairman Herr entertained a motion to hire Aaron Witmoyer effective September 8, 2025. Jim Keck so motioned, and George Mann seconded, the motion carried unanimously. District Justice Josh Keller administered the swearing in for Aaron Witmoyer as a Manor Township Police Officer. Chief Cleary gave a brief description of Mr. Witmoyer's background. Mr. Witmoyer grew up in Berks County and is bringing an abundance amount of knowledge, experience, and wealth of certifications with him previously working in the Northern York Regional area.

Briefing Item – Final Subdivision and Land Development Plan – Turkey Hill Dairy

Brian Cooley, DC Gohn Associates, along with representatives from Turkey Hill and The Tippman Group who is the general contractor. Turkey Hill is proposing to build a 75,000 sf freezer warehouse. Currently Turkey Hill delivers all their ice cream to an offset freezer. This will keep all goods on-site. There will be no new truck traffic and no new employees. There will be eight truck docks, there will be 12 parking spaces. As part of this Turkey Hill is proposing a 4-acre subdivision of the freezer warehouse itself. Turkey Hill is taking on a Capital partner associated with the freezer. As part of the project the partner has requested that the freezer part be subdivided. Per Supervisor Wenzel's request, it was stated that TEG Angela Gordon is financing the warehouse with Turkey Hill leasing the building for 27 years. Peak Rock Capital is the current owner of Turkey Hill since 2019 but will most likely sell in the future.

Turkey Hill did receive two different variances; a height variance, in the Industrial District allowing them to go to 60' when 40' is per the Ordinance. They also received a variance regarding setbacks of the building and non-access drive onto River Road. Regarding stormwater there will be a stone bed underneath the truck dock and an above ground basin on the south side of the freezer.

Mr. Cooley stated that all the technical comments have been addressed on the Township engineer letters dated August 22, 2025. The Planning Commission recommended approval of the requests.

Chairman Herr entertained a motion to move this to an action item. Missy Phelan so motioned, and George Mann seconded. Motion approved with a 4 -1 vote. John Wenzel opposed. Chairman Herr entertained a motion to conditionally approve the final subdivision and land development plan for Turkey Hill based on the August 22, 2025 Rettew letter. George Mann so motioned, Missy Phelan seconded. Motion approved with a 4 -1 vote. John Wenzel opposed.

Farmland Preservation 37.673 acres – Keith Frey Properties – 400 Walnut Hill Road

Chairman Herr noted that this is the first year that we are trying to prioritize Manor Township properties, we gave some seed money through our budget to prioritize Manor Township farms. This will be the first year that the contribution comes solely through donations received toward that preservation effort. Chairman Herr entertained a motion to release the amount of \$37, 670.00 from the Manor Township Agricultural Preservation fund to the Lancaster Agricultural

Preservation Board to preserve 400 Walnut Hill Road in Manor Township. Jim Keck so motioned, George Mann seconded, and the motion passed unanimously.

Supervisor Wenzel stated that this is a fantastic step up for the Agricultural ground of Manor Township. Mr. Strohecker stated that it is the goal of the Township to continue preserving farms through this Agricultural fund that was set up that was finalized in 2025. The direction is to try and preserve a farm and raise the money to preserve a farm every year for the next five years. There are about 15 farms on the preservation list. To the best of our knowledge no other municipality has a non-profit organization set up to preserve farms.

MOU-Between Lancaster County Planning Department and Manor Township

Chairman Herr entertained a motion to sign the MOU as presented. John Wenzel so motioned, Jim Keck seconded, and the motion carried unanimously.

Resolution 16-2025 – Support of Lancaster County Planning Department Investment Areas

Chairman Herr entertained a motion to adopt Resolution 16-2025. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

Resolution 17-2025 – Destruction of Documents

Chairman Herr entertained a motion to adopt Resolution 17-2025. Jim Keck so motioned, George Mann seconded, and the motion carried unanimously.

2026 Minimum Municipal Obligation

Chairman Herr entertained motion to accept the 2026 MMO's as presented. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

Upcoming Events in the Township

September 24 th , 9:15am-	Next Farm Preserved-County Commissioners Meeting
October 3 rd , 7-10pm-	Moonlight Ride
November 8 th , 10am-	Vietnam War Memorial Ceremony
Nov/Dec,-	Christmas Light Tour lightsoflancaster.net

There are five municipalities that are participating in this Christmas light tour: East and West Hempfield, Manor Township, Millersville Borough, and Mountville Borough. There are three parts to this program; register decorated homes, take a tour of homes, vote on your favorite.

Executive Session was called.

With no further business to discuss, Chairman Herr entertained a motion to adjourn the meeting. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously. The meeting adjourned at 8:50 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess