

Manor Township Planning Commission Agenda

Meeting Location:
Manor Township Municipal Office
950 W. Fairway Dr., Lancaster, PA 17603

Monday, November 10, 2025

Time: 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Approve the minutes from the September 8, 2025 meeting**
- 5. New Business**

- a. **Briefing Item – Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Rd)** –The applicant is proposing to subdivide a 10.16 acre parcel from the parent tract to develop with a new fire station and all required stormwater management facilities and parking. The property is located at 2136 River Rd, Washington Boro, PA 17582. The property is located in the Rural Zone.

Requested Modifications: 388-11.A (Preliminary Plan), 388-19.A (Plan Scale), 388-20.G (Existing Lot Line Markers), 388-42.E.1.a.1 (Reconstruction of Existing Streets), Section 388-42.H.7 (Horizontal Alignment), Section 388-42.K.4 (Curbing Along Streets), Section 388-42.K.2.a (Curbing along Road Intersections), Section 388-42.L.2.b & e (Sidewalks), Section 388-45.H.1 (Lighting for Parking Lots), and Section 388-51.A (Public Dedication of Park and Recreation Land)

Recommended Action 1: Motion to move the Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Rd) from a briefing to an action item.

Recommended Action 2: Motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Rd) based upon the November 3, 2025 Rettew review letter.

Recommended Action 3: Motion to recommend to the Board of Supervisors to conditionally approve the Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Rd) subject to the Rettew review letter dated November 3, 2025.

- b. **Briefing Item – Final Land Development Plan for 1121 Letort Rd** –The applicant is seeking land development approval to utilize an existing accessory structure on the property as a legal second dwelling on the property. The property is located at 1121 Letort Rd, Conestoga, PA 17516. The property is located in the Agricultural Zone.

Requested Modifications: 388-19.A (Plan Scale) and 388-47.A.5 (Lot Frontage).

Recommended Action 1: Motion to move the Final Land Development Plan for 1121 Letort Rd from a briefing to an action item.

Recommended Action 2: Motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Land Development Plan for 1121 Letort Rd based upon the October 31, 2025 Rettew review letter.

Recommended Action 3: Motion to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plan for 1121 Letort Rd based upon the October 31, 2025 Rettew review letter.

6. Public Comment

7. Adjourn