

Manor Township Supervisors Meeting

Monday, October 6, 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, October 6, 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, Jim Keck, John Wenzel, and George Mann
Members Absent: Missy Phelan
Staff Present: Chief Colin Cleary, Ryan Strohecker, Peg Hess, Mark Harris, Nate Taggart
Visitors Present: See Attached Sign-In Sheet

Public Comment – None

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 all reports presented. Jim Keck so motioned, John Wenzel seconded, and the motion carried unanimously.

Old Business

Ordinance Revisions/Updates

Mr. Strohecker commented that we have pushed the Ordinance proposals to the various Planning Commissions for review. They have gone to our Planning Commission, and it is being presented to the Lancaster County Planning Commission on November 10th. The Township is anticipating getting comments from the LCPC early so a vote can occur at the December Supervisor's meeting.

New Business

Briefing Item – Final Phase 1 Subdivision and Land Development Plan – Legacy Crossing

Craig Smith of RGS Associates, representing the Legacy Crossing project, confirmed that they have been through the Preliminary Plan that proposes 429 units. This portion of the project consists of 137 units, duplexes, and single family homes. There is also a portion of Donerville Road that is going to be improved with a turn lane proposed at the main entrance. The roundabout and Stone Mill Road expansion is being proposed in Phase 2.

Mr. Smith stated they have received their NPDES, sewer module, utilities through LASA and Columbia water. They just received a temporary construction Highway Occupancy permit for access to Donerville Road. Comments are being discussed with PennDot regarding the HOP turn lane. The developer did make a \$50,266.00 contribution commitment to Manor Township for the intersection improvement at Columbia Avenue and Donerville Road. This was based on future improvements at that intersection and approximately a 12% impact of the development. They are also committing to a Park and Recreation fee and working on that calculation.

Ms. Melissa Kelly, Engineer from Rettew confirmed for Mr. Wenzel that major traffic improvements will occur when the developer creates their turn lane into the development and the traffic circle on the Donerville corner. Township Manager Strohecker commented that the intersection at Columbia Avenue and Donerville Road is constantly being monitored, and we are committed to a turn lane improvement at some time.

Mr. Smith commented the timeframe for completion of Phase 1 will be approximately 3 years per Mr. Wenzel's inquiry. Mr. Smith stated that site work should be starting within the next month, since they have received all their permits per Chairman Herr's inquiry. Mr. Smith did want to acknowledge that the Planning Commission did recommend approval of the Phase 1 Final Plan, with a recommendation to look at the drainage that happens to the north at the Stauffer property. The Planning Commission asked if RGS could look at a pipe profile. There is a swale there currently. There is not enough of an elevation change to put a pipe underground. He did clarify that they are meeting all the requirements

of the Township as well as DEP and NPDES permitting requirements for rate and volume relative to stormwater. This information was relayed to the Township Manager and the property owner.

Mr. Smith stated that they received the Rettew letter dated September 2, 2025 one was the Stormwater Management letter and the Subdivision Land Development letter. The design issues have been cleared up and just need to finalize the agreements and other administrative notes. The draft agreements were delivered to our solicitor today. The request is to conditional approval based on satisfying the remainder comments on the letter and conditions of approval. Mr. Strohecker did note that with these larger plans we are asking to conditionally approve it based on the engineers letter but additionally the various documents and agreements that are required by the Township via our Solicitor.

Chairman Herr entertained a motion to move this to an action item. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

Chairman Herr entertained a motion to conditionally approve the Final Phase 1 plan for Legacy Crossing based on the September 2, 2025 Rettew letter including receiving all the required documents and agreements required by the Township. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously.

Blue Rock Fire District – 2026 Budget and Capital Campaign Update

Duane Hagelgans of the Blue Rock Fire Rescue updated the Board that the Budget stayed static this year, last year was the only time in their 14 year history that there was a budget increase. There have been some budget items this year that called for more of a dollar amount, ex. Maintenance of vehicles, using heavy equipment. However, they are still going to come in under budget.

Mr. Hagelgans updated the Township about the Capital Campaign. Blue Rock is looking to put in a brand new firehouse along River Road combining 2 current stations. Blue Rock owns one of the stations and the other is owned by LCSWMA. Blue Rock's goal is to maintain volunteer fire fighters instead of paying their firefighters. This new building will support our volunteers by having live-in quarters and be more cost effective as a new building will have less maintenance costs and fire equipment will be combined making it more efficient.

The campaign is going to cost around \$10 million, which is the land and furnishing the building. This new building will carry for the next 50 years. A Police Substation is being planned to allow officers the ability to do reports instead of running back to the main station making them more efficient. Emergency Operations Center is being proposed here also.

Mr. Wenzel inquired about the archeological study. Mr. Hagelgans stated that even though the first two rounds of digs found nothing, they are still being mandated to have someone on site to monitor the project per the State. They are waiting for the State to pass the budget to see what funds could be available.

Mr. Wenzel asked if new equipment would be purchased for the new station. They do not envision having to purchase any new vehicles in the coming years. Chairman Herr stated that \$10 million dollars is a lot of money and costs keep going up. Blue Rock Fire station will be reaching out to the public, local businesses and the new developments coming into Manor Township as well as any grants and foundation monies that could be available.

Chairman Herr entertained a motion to approve the 2026 budget as proposed. Jim Keck so motioned, John Wenzel seconded, and the motion carried unanimously.

Letter of Credit Reduction – Stone Mill Partners

Chairman Herr entertained a motion to reduce the letter of credit by \$78,799.81 as recommended by the Rettew letter dated October 6, 2025. John Wenzel so motioned, George Mann seconded, and the motion carried unanimously.

Resolution 18-2025 – Lancaster County 2025 Hazard Mitigation Plan

Chairman Herr entertained a motion adopt Resolution 18-2025. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

MS4 Presentation

Mr. Harris presented his annual presentation on MS4. In June 1969 the Cuyahoga River fire occurred because non-monitored pollution was being dumped into the waterway. This created a national awareness of water pollution. Mr. Harris stated that being MS4 compliant is important because of keeping our Susquehanna River clean. The MS4 means Municipal Separate Sewer System, which is rainwater only. There are a number of streams and water portions that have been deemed by DEP as impaired which means that the water quality in the streams have problems with high levels of phosphorus, nitrogen and sediment. The NPDES (National Pollution Discharge Eliminate System), our obligation is that we need the Board of Supervisors to approve that plan in 2011 a Stormwater Management plan. In this plan there are six main focus areas. Our Stormwater system is comprised of many different features, retention basins, swales, roadside inlets, and stormwater pipes. These are not connected to sanitary sewers as sanitary sewer is treated before it is discharged into the waters of the Commonwealth. Our obligation with the Stormwater Management plan that was approved in 2011 there are six components which are minimum controlled measures: educate the public with our newsletters, calendars, links to our website, public participation as in these meetings, stream act clean up, and Illicit discharge elimination. Examples of illicit discharge could be cat litter, paint, waste oil, soapy water, and yard waste. These waters are what we drink, fish and recreation in. Manor Township has 84 discharge points where the water leaves the pipe entering a swale goes directly into these water streams. Another obligation is to maintain active construction sites requiring contractors to install silt fences to eliminate mud on our roads. In our annual report to DEP there is also the inspection reports of the 279 BMP's in Manor Township. Continual training occurs with all employees in pollution prevention and good housekeeping per EPA and DEP regulations. The MS4 area is targeted for the most developed areas in Manor Township which is the most problematic. Mr. Harris stressed the need for the public to contact the office if they see any concerns. Our goal is to remove and reduce the amount of streams on the impaired list.

Acts Notification – 124 Charlestown Road – No action required

Upcoming Events in the Township

Chairman Herr stated that an estimate of 650-700 people participated in our annual moonlight ride held on Friday, October 3, 2025.

November 8 th - 10:00 am-	Vietnam War Memorial Ceremony-Mr. Wenzel stated this is to commemorate the three soldiers that lived in Manor Township that died in Vietnam.
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November-December	Christmas Light Tour	lightsoflancaster.net
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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 7:45 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess