

Manor Township Planning Commission Agenda

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

Monday, December 8, 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 November 10, 2025 meeting**
- 5. New Business**

a. **Briefing Item – Preliminary/Final Subdivision and Land Development Plan for 3055**

Anchor Rd –The applicant is proposing to subdivide the subject property into two lots for the purposes of constructing a new single family dwelling on the new lot. The property is located at 3055 Anchor Rd, Washington Boro, PA 17582. The property is located in the Agricultural Zone.

Requested Modifications: 388-19.A (Plan Scale) and Section 388-42.K.2 (Curb)

Recommended Action 1: Motion to move the Preliminary/Final Subdivision and Land Development Plan for 3055 Anchor 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 Preliminary/Final Subdivision and Land Development Plan for 3055 Anchor Rd based upon the November 19, 2025 Rettew review letter.

Recommended Action 3: Motion to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Subdivision and Land Development Plan for 3055 Anchor Rd based upon the November 19, 2025 Rettew review letter.

- b. **Briefing Item – Final Phase Two Subdivision Plan for Bender Mill Rd** –The applicant is seeking approval of the subdivision of lots within phase 2 of their project. 48 single-family detached lots/dwellings and one open space lot are proposed within this phase. The property is located on Bender Mill Rd, Tax ID 4106371600000 and is in the Low-Density Residential Flex Zone.

Recommended Action 1: Motion to move the Final Phase Two Subdivision Plan for Bender Mill Rd from a briefing to an action item.

Recommended Action 2: Motion to recommend to the Board of Supervisors to conditionally approve the Final Phase Two Subdivision Plan for Bender Mill Rd based upon the November 10, 2025 Rettew review letter.

- c. **Briefing Item – Revised Lot Add-On Plan for LCSWMA** –The applicant is seeking approval to combine properties into one deed for the Lancaster County Solid Waste Management Authority (LCSWMA). The properties are located on River Rd, Tax ID 4106371600000 and are in the Conservation, Excavation, and Industrial Zones.

Recommended Action 1: Motion to move the Revised Lot Add-On Plan for LCSWMA from a briefing to an action item.

Recommended Action 2: Motion to recommend to the Board of Supervisors to conditionally approve the Revised Lot Add-On Plan for LCSWMA based upon the December 1, 2025 Rettew review letter.

- d. **Briefing Item – Final Lot Add-On Plan for 588 Owl Bridge Rd** –The applicant is proposing to subdivide 1.388 acres from 574 Owl Bridge Rd and will be added to 588 Owl Bridge Rd. The property is located at 588 Owl Bridge Rd, Washington Boro, PA 17582. The property is located in the Agricultural Zone.

Requested Modifications: 388-21.B.3 (Existing Features), 388-24 & 388-39 (Wetland Study), 388-42.A.18 (Right of Way – Concrete Monuments), 388-42.E.7 (Right of Way Dedication), and 388-42.G.b (Right of Way and Cartway Widths)

Recommended Action 1: Motion to move the Final Lot Add-On Plan for 588 Owl Bridge 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 Lot Add-On Plan for 588 Owl Bridge Rd based upon the November 25, 2025 Rettew review letter.

Recommended Action 3: Motion to recommend to the Board of Supervisors to conditionally approve the Final Lot Add-On Plan for 588 Owl Bridge Rd based upon the November 25, 2025 Rettew review letter.

6. Public Comment

7. Adjourn