

Planning Commission Meeting Minutes

Monday, December 8, 2025

7:00 p.m.

Chairman Pam Shellenberger called the meeting to order on Monday, December 8, 2025 at 7:00 p.m. Chairman Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Martin Peak, Josh Wenzel, Dan Fisher, Keith Hoover, Joe Hrapchak

Members Absent: Jarred Texter

Staff Present: Nate Taggart, Adrienne Kautz

Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from the November 10, 2025 – Chairman Shellenberger entertained a motion to approve the November 10, 2025 Planning Commission meeting minutes. Martin Peak made a motion to approve, Josh Wenzel seconded the motion, and it carried unanimously.

New Business

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 Road, Washington Boro, PA 17582. The property is located in the Agricultural Zone.

Tim Nolt, of Nolt Engineering, with Julia and Bryce Ressler the applicants on this project. It is located at 3055 Anchor Road, currently 19.38 acres, active agricultural land and single-family dwell with a barn. The purpose of this plan is to subdivide one additional property off the parent tract for the purpose of constructing a single-family dwelling. The proposed Lot number 1 will be retained by the current owner of the existing parent tract and Lot 2 will be transferred to the Ressler's as part of this plan. In addition to the new construction of the new single-family home we have residential access driveway, on-lot well, and septic. We have a stormwater collection system, collecting run-off from the driveway as well as the roof top run-off. We have a total of two waiver requests for this plan. For Section 19.A requesting modification of the Plan Scale requirement due to the size of the parent tract and 42.K.2 request for a deferral of the requirement for concrete curbing until such time as it is required by the Township. The other item that we have received and reviewed Rettew's November 19, 2025 letter, we have no objection to meeting those comments.

Chairman Shellenberger notice about the deferral of the curbing; will this be added to the plan for reference. Mr. Nolt did add that this modification will be added to the cover sheet,.

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

Chairman Shellenberger entertained a motion to move the Preliminary/Final Subdivision and Land Development Plan for 3055 Anchor Road from a briefing to an action item. Martin Peak so motioned, Joe Hrapchak seconded, and the motion carried unanimously.

Chairman Shellenberger entertained a 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 Road based upon the November 19, 2025 Rettew review letter. Martin Peak so motioned, and Dan Fisher seconded, and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommended to the Board of Supervisors to conditionally approve the Preliminary/Final Subdivision and Land Development Plan for 3055 Anchor Road based upon the November 19, 2025 Rettew review letter. Josh Wenzel so motioned, Joe Hrapchak seconded, and the motion carried unanimously.

Briefing Item – Final Phase Two Subdivision Plan for Bender Mill Road – 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 Road, Tax ID 4106371600000 and is in the Low-Density Residential Flew Zone.

Bill Swiernik, of David Miller and Associates, representing the applicant, could not make it this evening due to a conflicting appointment. Mr. Swiernik is here to present the second phase of Bender Mill Road, which is 48 lots that are an extension of Money Hill Road. Phase 1 is under the construction currently, which is the extension of Dublin Drive and Christian Drive to a point. Phase 2 is going to be the extension of Money Hill Road and continue extension of Christian Drive and construction of the large detention basin that is to the West along the creek. The plan is constant with the preliminary plan that was approved. There are no significant modifications. We did add some stormwater features between the two phases (there are no more lots). The applicant chose to add some additional storm inlets at the rear of the lots to better capture run off from the lots in order to keep the water from getting between the lots. Everything else remains the same. The open space will be managed by the Homeowners Association. Mr. Swiernik did receive a review letter for the project; they have no problem taking care of the issues.

The applicant needs to work with the Township to construct the grass waterway path open to the public along the Western property boundary for the property adjacent to the Little Conestoga Creek. The intention would be to accommodate a pathway that would go along the creek. The question would be rather it comes up along Christian Drive or if it just comes up along the creek and continues along to Bender Mill Road. This would be coordinated with the Township staff and Township Engineer.

They will work with the Township to complete a Streambank restoration along the Western property line. The township is in process of developing a plan for the Floodplain Restoration, the applicant has agreed to contribute financially to this effort.

The description of the disposition of no ownership of common open space areas. There is a Homeowners Association that will manage the open space.

With regards to stream bank restoration, open space, and park, Mr. Taggart stated that the Township is waiting for DEP to release their new requirements for 2026 before we proceed.

Mr. Hoover inquired is there is a timeline for starting the project. Mr. Swiernik stated that they have started the project and would like to keep moving.

Mrs. Shellenberger asked when they start selling lots. Mr. Swiernik stated that they need to have a road in order to start this.

Chairman Shellenberger entertained a motion to move the Final Phase Two Subdivision Plan for Bender Mill Road from a briefing to an Action Item. Josh Wenzel so motioned, Joe Hrapchak seconded, and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the Final Phase Two Subdivision Plan for Bender Mill Road based upon the November 10, 2025 Rettew review letter. Josh Wenzel so motioned, Dan Fisher seconded and the motion carried unanimously.

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 Road, Tax ID 4106371600000 and are in the Conversation, Excavation, and Industrial Zones.

Mike Davis, of Barley and Snyder, on behalf of the applicants, who are Dan Young and Alex Henderson, and Bret Detter from David Miller and Associates. A point of clarification, they are not looking to do the consolidation of the lot, the lot existing already exists per the 2017 Lot Add On plan, this is an administration amendment as it relates to two approvals which were secured to 2024 as it relates to the plan. In particular we are looking at two municipal approvals, which were the tax amendment ordinance that was adopted by the Township on January 2, 2024. This tax amendment ends up amending 425-105.T and 425-105.U of the Manor Township Zoning Ordinance to allow landfill material to be placed on portion of the former PPL utility corridor which basically cuts through the property. The second approval was on May 2, 2024 Zoning decision of the Manor Township of the Zoning Hearing Board that amended conditions 16.A of the June 5, 1986 Zoning decision to allow landfill material to be put on a portion of the former PPL utility corridor property. The portion that is in play here is actually interior to the site. There will be no expansion to the landfill.

When the previous Lot Add plan was approved back in 2017 the notes include verbatim in the language from the Zoning Hearing Board decision from 1986, therefore those notes need to be amended in order to make them are constant with the Zoning Hearing Board decision that was granted to last year. In addition, on the plan this includes a map which detailed basically where landfill materials could be placed on the property, therefore we need to amend that map to make it that this interior portion of the corridor can be used for landfill purposes.

Mr. Detter stated that the notes that Mr. Davis was referring to were notes 15 and 16. We will be revising the title of the plan to revised Final Lot Add On plan. We also have a copy of the December 1, 2025 Rettew review letter, there were seven comments that have already been addressed.

Chairman Shellenberger entertained a motion to move the Revised Lot Add -On Plan for LCSWMA from a briefing to an action item. Dan Fisher so motioned, and Joe Hrapchak seconded the motion, the motion carried unanimously.

Chairman Shellenberger entertained a 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. Dan Fisher so motioned, and Josh Wenzel seconded the motion, the motion carried unanimously.

Briefing Item – Final Lot Add-On Plan for 588 Owl Bridge Road – The applicant is proposing to subdivide Su1.388 acres from 574 Owl Bridge Road and will be added to 588 Owl Bridge Road. The property is located at 588 Owl Bridge Road, Washington Boro, PA 17582. The property is located in the Agricultural Zone.

Amanda McGlothlin, the homeowner, representing the surveyor who wasn't able to make it, there is a parcel behind their property that they want to add onto their land. The five-year plan for their property is extending the driveway, putting a garage or pole barn on this property. Mostly it is just to add more space onto their property. She did receive a letter from Rettew regarding items that need to be taken care. Another item that was listed on her review sheet was that Owl Bridge Road needs to be reconstructed to the center line.

Ms. Kelly did state that Rettew does not see any issue with their requests.

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 Dedication), and 388-42.G.b (Right of way and Cartway Widths).

Chairman Shellenberger entertained a motion to move the Final Lot Add-On Plan for 588 Owl Bridge Road from a briefing to an action item. Keith Hoover so motioned, Dan Fisher seconded and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the requested modification for the Final Lot Add-On Plan for 588 Owl Bridge Road based upon the November 25, 2025 and the December 8, 2025 Rettew review letters. Martin Peak so motioned, Joe Hrapchak seconded, and the motion passed unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the Final Lot Add-On Plan for 588 Owl Bridge Road upon the November 25, 2025 Rettew review letter. Dan Fisher so motioned, Josh Wenzel seconded and the motion passed unanimously.

Public Comment

None to report

Mr. Taggart stated that this is the last meeting of the year, Josh Wenzel is moving to the Zoning Hearing Board starting in January. Also, Martin Peak is stepping down from the Board, due to family conflicts.

Adjourn

With no further business to discuss, Martin Peak motioned to adjourn the meeting. The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Keith Hoover
Secretary

Recording Secretary, Adrienne Kautz