

Manor Township Supervisors Meeting

December 1, 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 December 1, 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, George Mann, Missy Phelan
Members Absent:
Staff Present: Chief Colin Cleary, Ryan Strohecker, Peg Hess, Nate Taggart
Visitors Present: See Attached Sign-In Sheet

Public Comment – None

Police Officer New Hire- Jonathan Kane

Recommended Action: Motion to hire Jonathan Kane as a Manor Township police officer effective December 1, 2025. Chairman Herr entertained a motion to hire Jonathan Kane, George Mann so motioned, Missy Phelan seconded, and the motion carried unanimously. Officer Kane was sworn in by District Justice Josh Keller.

Police Promotion to Corporal- Patrick O'Rourke

Recommended Action: Motion to promote Officer O'Rourke to Corporal effective December 1, 2025. Chairman Herr entertained a motion to promote Officer O'Rourke, John Wenzel so motioned, Jim Keck seconded, and the motion carried unanimously. Corporal O'Rourke was sworn in by District Justice Josh Keller.

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, George Mann seconded, and the motion carried unanimously.

Chairman Herr thanked John Wenzel for his service to the Township. John served on the Zoning Board from 2010-2013. He then became a supervisor from 2014-2025. A dedicated tree has been planted at the Cresswell Park honoring his service.

Old Business

Resolution 22-2025- Budget Certification

Recommended Action: Motion to adopt Resolution 22-2025. Chairman Herr entertained a motion to approve Resolution 22-2025, Missy Phelan so motioned, George Mann seconded, and the motion carried unanimously.

New Business

Briefing Item- Subdivision & Land Development Plan- Blue Rock Fire District

Mike Saxinger of ML Saxinger & Associates presented current floor plans, stormwater management, and elevation plans. They are continuing to work with PennDot and the Lancaster Conservancy getting their necessary approvals. Accolades were made to neighboring Tyler Rohrer allowing multiple easements on his property.

Recommended Action: Motion to move this to an action item. Chairman Herr entertained a motion to accept such plan, George Mann so motioned, John Wenzel seconded, and the motion carried unanimously.

Recommended Action: Motion to conditionally approve the Final Subdivision and Land Development Plan for Blue Rock Fire District based on the November 3, 2025 Rettew letter including waiving the improvement guarantee as requested. Chairman Herr entertained a motion to conditionally approve, Jim Keck so motioned, George Mann seconded, and the motion carried unanimously.

Briefing Item- Subdivision & Land Development Plan- 1121 Letort Rd

Steve Gergely of Harbor Engineering presented a land development plan designed to correct a previous zoning violation whereas an existing garage became a dwelling. Approval was given by the planning commission and administrative items are being cleared from the current Rettew review letter.

Recommended Action: Motion to move this to an action item. Chairman Herr entertained a motion to accept such plan, George Mann so motioned, Missy Phelan seconded, and the motion carried unanimously.

Recommended Action: Motion to conditionally approve the Final Land Development Plan for 1121 Letort Rd based on the October 31, 2025 Rettew letter. Chairman Herr entertained a motion to conditionally approve, John Wenzel so motioned, George Mann seconded, and the motion carried unanimously.

Financial Security Reduction Request- 1024 Breneman Rd

Recommended Action: Motion to conditionally approve the request based on the November 18, 2025 Rettew review letter. Chairman Herr entertained a motion to conditionally approve. Jim Keck so motioned, George Mann seconded, and the motion carried unanimously.

Financial Security Reduction Request- Meadow Lane Dairy

Recommended Action: Motion to conditionally approve the request based on the November 24, 2025 Rettew review letter. Chairman Herr entertained a motion to conditionally approve reduction. George Mann so motioned, Missy Phelan seconded, and the motion carried unanimously.

Resolution 23-2025- New Fee Schedule

Recommended Action: Motion to adopt Resolution 23-2025. Chairman Herr entertained a motion to accept Resolution. Missy Phelan so motioned, Jim Keck seconded, and the motion carried unanimously.

Resolution 25-2025- PP&L Street Light Service Agreement

Recommended Action: Motion to adopt Resolution 25-2025. Chairman Herr entertained a motion to accept Resolution. George Mann so motioned, Jim Keck seconded, and the motion carried unanimously.

Resolution 26-2025- Planning Module- 1121 Letort Rd

Recommended Action: Motion to adopt Resolution 26-2025. Chairman Herr entertained a motion to accept Resolution. Missy Phelan so motioned, George Mann seconded, and the motion carried unanimously.

Upcoming Events in the Township

i. Dec-

Christmas Light Tour lightsoflancaster.net

Executive Session was called

Resolution 24-2025- Managers Resolution

Recommended Action: Motion to adopt Resolution 24-2025. Chairman Herr entertained a motion to accept Resolution. George Mann so motioned, John Wenzel seconded, and the motion carried unanimously.

With no further business to discuss, Chairman Herr entertained a motion to adjourn the meeting. John Wenzel so motioned, George Mann seconded, and the motion carried unanimously. The meeting adjourned at 8:20 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess