

Manor Township Planning Commission Agenda

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

Monday, February 9, 2026

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 January 12, 2026 meeting**
5. **New Business**
 - a. **Briefing Item – Final Land Development and Lot Add On Plan for Landis Financial**

The purpose of this plan is to detail the construction of a new office building and all other site improvements at 3000 & 3004 Columbia Ave. The properties are in the General Commercial Zone.

Requested Modifications: 388-11 (Preliminary Plan), 388-42.E (Reconstruction of Existing Streets), 388-42.I.1 (Vertical Curves), 388-42.J.6 (Intersection Separation), 388-42.J.7 (Intersection Radius), 388-42.K (Curbing), 388-42.L (Sidewalks), 388-43.A.1 (Access Drive Pavement Design), 388-43.A.6 (Access Drive Location), 388-43.A.7 (Access Drive Green Area), and 388-45.E (Radius).

Recommended Action 1: Motion to move the Final Land Development and Lot Add On Plan for Landis Financial from a briefing to an action item.

Recommended Action 2: Motion to recommend to the Board of Supervisors to take action on the requested modifications for the Final Land Development and Lot Add On Plan for Landis Financial as recommended in the January 29, 2026 Rettew review letter. It is noted that the Rettew letter and this motion recommends the following actions on the requested modifications:

- 388-11 (Preliminary Plan) - Approval
- 388-42.E (Reconstruction of Existing Streets) - Approval
- 388-42.I.1 (Vertical Curves) - Approval
- 388-42.J.6 (Intersection Separation) - Approval
- 388-42.J.7 (Intersection Radius) - Approval
- 388-42.K (Curbing) – Deferral along Columbia Ave, Approve along the access drive & parking lot
- 388-42.L (Sidewalks) - Deferral
- 388-43.A.1 (Access Drive Pavement Design) - Approval
- 388-43.A.6 (Access Drive Location) - Approval
- 388-43.A.7 (Access Drive Green Area) - Approval
- 388-45.E (Radius) - Denial

Recommended Action 3: Motion to recommend to the Board of Supervisors to approve the Final Land Development and Lot Add On Plan for Landis Financial.

- b. **Briefing Item – Zoning Ordinance Review**

6. **Public Comment**
7. **Adjourn**