

Planning Commission Meeting Minutes
Monday, January 12, 2026

7:00 p.m.

Keith Hoover called the meeting to order at 7:00 p.m., led the Pledge of Allegiance, and introduced the Board.

Attendance

Members Present: Dan Fisher, Keith Hoover, Joe Hrapchak, Mike Dickert, Don Dombach, Jarred Texter

Members Absent: Pam Shellenberger

Staff Present: Nate Taggart, Adrienne Kautz

Visitors Present: See attached sign-in sheet

Appointments by the Manor Township Board of Supervisors

The following appointments were announced for terms running January 5, 2026 through December 31, 2029: Don Dombach, Mike Dickert, and Jarred Texter.

Reorganization

- Jarred Texter moved to nominate Pam Shellenberger as Chair for 2026. Joe Hrapchak seconded. Motion carried unanimously.
- Don Dombach moved to elect Dan Fisher as Vice Chair for 2026. Jarred Texter seconded. Motion carried unanimously.
- Dan Fisher moved to elect Keith Hoover as Secretary for 2026. Mike Dickert seconded. Motion carried unanimously.

2026 Meeting Dates

Vice Chairman Fisher entertained a motion to hold meetings on the second Monday of each month at 7:00 p.m., except October, when the meeting will be held on Wednesday, October 14, 2026. Jarred Texter moved, Joe Hrapchak seconded, and the motion carried unanimously.

Approval of Prior Minutes

Vice Chairman Fisher entertained a motion to approve the December 8, 2025 Planning Commission meeting minutes. Jarred Texter moved, Keith Hoover seconded, and the motion carried unanimously.

New Business

Briefing Item – Brandt’s Run Master Plan

Vice Chairman Fisher stated that the submission was a sketch plan for Brandt’s Run and that no action was required this evening.

Claudia Shank, Esq., of McNees Wallace & Nurick, representing Kready Farm LLC (an affiliate of High Properties), introduced the project team: Ken Hornback and Rob Fluehr (High Real Estate Group), Stephanie Pankiewicz (LandDesign), and Eric Risser (Rettew Associates).

Ms. Shank explained that the presentation reviewed the Master Plan for the mixed-use portion of the Armstrong Property, known as Brandt’s Run. The property was rezoned in July 2025 from Industrial to Mixed Residential Commercial, with the adoption of a Mixed-Use Campus Overlay. Since that time, the project team has developed the Master Plan concept, which is being presented for feedback only. The industrial component of the property was not included in this presentation.

Ms. Pankiewicz described the planning vision, which emphasizes preservation of agricultural heritage, stream valleys, and historic structures. The plan includes for-sale residential units, multifamily housing, limited retail, and extensive open space. Approximately 110 acres are proposed as open space, including 24 acres to be dedicated to Manor Township for a public community park. More than four miles of interconnected trails will link Millersville Road, Centerville Road, and Charlestown Road. Stone Mill Road is planned as a two-lane road with a planted median and a multi-use trail. Four historic structures—the Hershey Farmstead, Kready Barn, Brubaker Farmhouse, and Rohrer Farmhouse—are proposed for preservation or adaptive reuse.

Mr. Fluehr reviewed the development program, noting approximately 216 acres of for-sale residential development, about 850 multifamily units, and limited retail uses. The total of approximately 1,835 dwelling units is below earlier concepts. He emphasized a “front porch community” design and community-oriented amenities. Historic farm structures will be repurposed for uses such as a welcome center, multifamily amenities, and focal gathering spaces. A lifestyle programming director is anticipated to coordinate community activities.

Traffic impacts were discussed, including ongoing coordination with PennDOT regarding phased improvements and study areas, particularly near Route 741 and Stone Mill Road. Mr. Fluehr stated that Stone Mill Road and stream restoration are anticipated as part of the first land development phase. Board members asked questions regarding retail placement, access limitations at Charlestown Road, the proposed fire station site, age-restricted (55+) housing, pond enhancements, utility capacity, HOA structure, and amenity access. Mr. Fluehr responded that retail is envisioned in the northeast portion of the site as a village center; access to Charlestown Road would be restricted; land is being allocated for a potential fire station; age-restricted housing would be managed separately; the pond would be deepened and expanded; utilities would be provided by Columbia Water, Lancaster Area Sewer Authority, and PPL; and the development would include a master HOA with sub-associations. Amenities would be for residents, while the township park would be public.

Briefing Item – Proposed Zoning Ordinance Text Amendment (Data Centers)

Mr. Taggart explained that a zoning ordinance text amendment adopted in Fall 2025 addressed stricter standards for data centers. Comments from the Lancaster County Planning Commission were received after adoption, and the proposed amendment incorporates those recommendations to further strengthen the ordinance.

Board members discussed concerns related to potential impacts of data centers, including safety, noise, and fire risks. Additional language was suggested for consideration. Mr. Strohecker noted that the ordinance had not yet been advertised and could still be revised prior to anticipated action by the Board of Supervisors in March.

Vice Chairman Fisher entertained a motion to move the text amendment from a briefing item to an action item. Mike Dickert moved, Jarred Texter seconded, and the motion carried unanimously. Vice Chairman Fisher then entertained a motion to recommend that the Board of Supervisors approve the Zoning Ordinance Text Amendment with consideration of the additional language discussed. Joe Hrapchak moved, Jarred Texter seconded, and the motion carried unanimously.

Public Comment

None.

Other Business

Mr. Strohecker provided an update on regional traffic concerns, particularly along Route 741 and Columbia Avenue, and discussed coordination with the County and neighboring municipalities. Potential long-term improvements and funding considerations were outlined.

Adjournment

With no further business, Dan Fisher moved to adjourn. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Keith Hoover

Secretary

Recording Secretary: Adrienne Kautz

DRAFT