

Manor Township Supervisors Meeting

Chairman Keck called to order the Supervisors Standard Meeting for January 5, 2026 at 7:16 pm

Public Comment – None

Consent Agenda - Previous Month Minutes, Training Approvals(Annual Conferences and Training), 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 Keck entertained a motion to approve the consent agenda as presented. Allen Herr so motioned, Missy Phelan seconded, and the motion carried unanimously.

Old Business - None

New Business

Resolution 9-2026 - Meeting Dates – Chairman Keck entertained a motion to adopt Resolution 9-2026. George Mann so motioned, Dennis Funk seconded, and the motion carried unanimously.

Resolution 10-2026 – Bank Depositories – Chairman Keck entertained a motion to adopt Resolution 10-2026. Allan Herr so motioned, George Mann seconded, and the motion carried unanimously. Missy Phelan recused herself from the vote due to her employment.

Resolution 11-2026 – Police Pension – Chairman Keck entertained a motion to adopt Resolution 11-2026. Dennis Funk, so motioned, George Mann seconded, and the motion carried unanimously.

Briefing Item- Preliminary/Final Subdivision and Land Development Plan-3055 Anchor Road

Tim Nolt, Nolt Engineering, representing Bryce Ressler. They are proposing to subdivide the existing property located at 3055 Anchor Road to create two properties. The current lot owner will retain Proposed Lot number 1. Proposed Lot number 2 will be transferred to the Ressler's for the purpose of constructing a single family dwelling. Mr. Nolt stated that they have a total of four waiver requests for this plan, two waiver requests from the Township SALDO and two from stormwater management ordinance. The SALDO requests are the modification of the plan scale requirement and to defer the requirement for concrete curbs until such time that it is required by the Township. The other waiver requests for stormwater we are requesting modification of the impervious loading ratio for the stormwater infiltration bed. They also request a modification of the required minimum pipe size for stormwater collection system. They have received Rettews November 19, 2025 review letter and have no objection to addressing those comments. Township Manager Strohecker commented that if the Board so chose, they could move this briefing item to an action item. Chairman Keck entertained a motion to move this plan to an action item. Allan Herr so motioned, Dennis Funk seconded, and the motion carried unanimously.

Chairman Keck entertained a motion to conditionally approve the preliminary/final subdivision and land development plan for 3055 Anchor Road based on the November 19 ,2025 Rettew review letter. Missy Phelan so motioned, Allan Herr seconded, and the motion carried unanimously.

Resolution 12-2026 – Sewage Planning Module-3055 Anchor Road

Chairman Keck entertained a motion to Adopt Resolution 12-2026. George Mann so motioned, Dennis Funk seconded, and the motion carried unanimously.

Briefing Item – Final Lot Add-On Plan – 588 Owl Bridge Road

Mr. Strohecker stated that there is no representation of the plan. This is another lot add-on that went through both Planning Commissions with no issues. Ms. Phelan stated that she believes that they should be here to present the plan otherwise it will set a precedent for future plans. Chairman Keck agreed and stated that it will be moved to the February agenda.

Briefing Item – Final Phase II Subdivision and Land Development Plan – Bender Mill Road

Bill Swiernik, David Miller Associates, for the Phase II Plan of Bender Mill Road. This project has been reviewed by the Township in the preliminary plan review. He is here for consideration of Phase II of 48 units, the extension of Money Hill Road. Which is in the middle of the development. Phase 1 was 40 units, and Phase II will be 48 units. The plan is constant with the preliminary plan that was already approved. Money Hill Road would be extended to Christian Drive to connect to Bender Mill Road. Supervisor Funk recused himself from voting due to a conflict. Chairman Keck entertained a motion to move this is to an action item. George Mann so motioned, Allan Herr seconded, and the motion carried.

Chairman Keck entertained a motion to conditionally approve the final Phase II Subdivision and Land Development plan for Bender Mill Road based on the November 10, 2025 Rettew review letter. Allan Herr so motioned, George Mann seconded, and the motion carried unanimously.

Briefing Item- Revised Final Lot Add-On Plan -LCSWMA

Mike Davis, Barley Snyder, and Bret Detter from David Miller Associates, the purpose of our request is for Revised Final Lot Add-On Plan to revise the recorded 2017 lot add-on plan to be consistent with 2-2024 Municipal approvals that were secured relative to the plan. The first approval was a text amendment ordinance that was adopted by this Board back on January 2, 2024. This text amendment amended Section 425-105T and Section 425-105U of the Manor Township Zoning Ordinance to allow landfill materials to be placed on a portion of the former PPL utility corridor. This portion of the corridor is interior to the landfill existing footprint. The second approval is the May 2, 2024 Zoning decision that the Manor Township Zoning Hearing Board amended conditions 16A of the June 5, 1986 Zoning decision to allow landfill materials to be placed on a portion of the former PPL utility corridor. Both of those approvals occurred at public meetings and public hearings and subject to public notice.

Brett Detter went over the changes that needed to be made. Page 1 is renaming the document to revised Lot add on plan, and then two notes that indicate the public meetings that were held, notes 15 and 16. This revision updates the plans based upon the Zoning Hearing Board amending a previous decision. Page 2 included dimensional existing conditions. Page 3 had no changes, and page 4 updated the fill area. Chairman Keck entertained a motion to move to this to an action item. Allan Herr so motioned, George seconded, and the motion carried unanimously. Chairman Keck entertained a motion to conditionally approve the Revised Final Lot Add-On Plan for LCSWMA based on the December 19, 2025 Rettew review letter. George Mann so motioned, Dennis Funk seconded, and the motion carried unanimously.

Agreement to Void Recorded Plan – 560 Shultz Road

Chairman Keck entertained a motion to approve the agreement to void the recorded plan for 560 Shultz Road. George Mann so motioned, Dennis Funk seconded, and the motion carried unanimously.

Employee Retirement – Tom Moser

Chairman Keck entertained a motion to accept the resignation notice of Tom Moser effective February 1, 2026. Missy Phelan so motioned, and Allan Herr seconded, and the motion carried unanimously.

Employee Retirement – Bill Hess

Chairman Keck entertained a motion to accept the resignation of Bill Hess effective December 23, 2025. Dennis Funk so motioned, Allan Herr seconded, and the motion carried unanimously.

Act 14 Notification – 3165 Charlestown Road – No Action Required

Notice of Application Notification – Brookfield Renewable – No Action Required

Proposed Text Amendment – Data Center Ordinance Update

Chairman Keck entertained a motion to authorize the Township Manager/Zoning Officer to send the draft ordinance amending Section 112 of the Zoning Ordinance, in the form presented at this meeting, to the Lancaster County Planning Commission and The Manor Township Planning Commission for review and comment, and for the Township Solicitor to prepare the newspaper advertisement for publication in order to meet the public notice provisions of the Municipalities Planning Code. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

With no further business to discuss, Chairman Keck entertained a motion to adjourn the meeting. Missy Phelan so motioned, Allen Herr seconded, and the motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess