

Manor Township Supervisors Organizational Meeting

Monday, February 2, 2026

7:00 p.m.

Chairman Jim Keck called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, January 5, 2026 at 7:00 p.m. Chairman Keck led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Allan Herr, Missy Phelan, Dennis Funk, George Mann, and Jim Keck
Staff Present: Ryan Strohecker, Peg Hess, Nate Taggart
Visitors Present: See Attached Sign-In Sheet

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, George Mann seconded, and the motion carried unanimously.

Old Business

Proposed Text Amendment – Data Center Update

Chairman Keck entertained a motion to schedule a public hearing to take place at the regular Board of Supervisors’ meeting on March 2, 2026 on the proposed ordinance amending the text of Section 425-112 of the Manor Township Zoning Ordinance, which sets forth criteria for data center and data center accessory uses in the Township, and to authorize the Township Solicitor to prepare public notice in accordance with the Municipalities Planning Code. Dennis Funk so motioned, George Mann seconded and the motion carried unanimously. Mr. Strohecker that the Township will bring that before the Board in March with a Public Hearing on that Text Amendment, then the Board will have a choice to vote on it or delay.

New Business

Brandt’s Run – Master Development Plan Presentation

Rob Fluer, High Real Estate and Vice President of Development, introduced the project team to the Board: Ken Hornback and Mike Lorelli with High Real Estate, Stephanie Pankiewicz with Land Design is the Master Planner and Designer, and Eric Brissner with Rettew Associates is the project Civil Engineer, and Eric Moutz the project Traffic Engineer.

This property is 476 acres east of south Centerville Road, North of Charlestown Road and east of Millersville Road. Tonight’s meeting is to review the Master Plan development as a Mixed-Use Component of the Armstrong Property which will be called Brandt’s Run. In February 2025, a rezoning petition for the 390 acres was presented to take the Industrial Zone to Mixed-Use Commercial Zone and to amend the Zoning Ordinance to create a Mixed-Use Campus Overlay that would apply to this Mixed-Use Commercial portion of the property. With the County and Township’s Planning Committees recommended approvals, the amendment was adopted on July 7, 2025. This has been presented to the Manor Township Planning Commission in January

2026. When High first started meeting with the Township about this project, one of the staff's primary requests was for the property to be developed in a holistic fashion rather than piece meal. The MUC requires us to submit that Master Plan to the Township Planning Commission and the Board of Supervisors, it is like a sketch plan. It does not require action. The purpose of this Master Plan submission is to solicit feedback or comments that the Board of Supervisors may have. The portion of the property that is being discussed tonight is just the Mixed Use Campus Zone. The Industrial component of this development will be referenced but not part of this plan.

Ms. Pankiewicz is a partner and Landscape Architect and Master Planner with Land Design based out of Alexander, Virginia. The Master Plan was devised with a community minded approach that prioritizes public benefit, stewardship of the land, and the long term value for Manor Township. The entire project is 476 acres with 393 acres are included in the MUC district and discussion tonight. There are several guiding principles that were used to create this Master Plan. One is to honor the heritage. Activate meaningful historic sites and natural anchors that celebrate the regions cultural legacy. We want to celebrate the land and strengthen the connection between people and places through purposeful open space, trails, and restored natural features. Also enriching quality of life and creating environments where daily living is seamless, enjoyable, and well connected and nurtures a neighborhood. Each walkable neighborhood will be oriented to its own open space or pocket parks. The name of the community is Brandts Run named after the stream that runs through the entire property. The stream restoration will be approximately 48 acres of floodplain restoration with approximately 110 acres of the overall open space. 24 acres is being dedicated to the Township for a community park. The pocket parks will be connected with an approximate 4 mile public accessible multi-use trail which will be on the south side of the new Stone Mill Road connection and through the stream valley. The Stone Mill Road connection is very key running approximately 1 ¼ mile connecting the two pieces of existing Stone Mill Roads per plans from 2006.

The Farmsteads will be utilized to promote community based lifestyles similar to the Greenfield community. Classes, game nights, and movie nights could happen in these amenity spaces. The Hershey Farmhouse and barn will feature a clubhouse and pool. The Kready Barn and the Brubaker Farmhouse will be repurposed into an amenity space. The Rohrer Farmstead is slated to be preserved and mothballed. The plan is centered on land stewardship and stream restoration, preservation and adaptive reuse of the historic farmsteads, the walkability and trail connections throughout and a phased approach as this will happen for years or decades. There will be multiple different public open spaces and other public benefits that the entire community can enjoy.

Mr. Fluer stated the site plan is a mix of single family residential, and rental apartments that will be supported by the limited neighborhood serving retail. The residential is distributed intentionally to preserve large areas of open space and to connect people through pocket parks. A third of the site is dedicated to open space with stream restoration, trails, the Township park, and exceeds baseline requirements and reinforces environmental stewardship. 985 units are planned over 216 acres. Currently the plan is 320 townhomes, ranging from 1700sf to 2200sf. EG Stoltzfus's Lime Spring Village would be an inspiration design. Keystone's Devon Creek duplexes are an inspiration design desired. 240 of these are planned ranging from 2400sf to 2700sf. Devon Creek and Garman's Lititz Bend are inspirations for the front porch living single family homes. 240 are planned ranging from 2600sf to 4000sf. An age-restricted area is planned with 255 homes planned with Traditions of America as an inspiration. The apartments would resemble those at The Crossing at Conestoga Creek and at Greenfield. 100,000sf is dedicated to retail space and will hopefully be community served at Brandts Run. The Crossings development is twice the size as what is expected here. The Industrial

plan is to have approximately 5 buildings somewhere between 1 million and 1.2 million square ft of flex warehouse industrial, consisting of 200,000 to 250,000sf buildings. It will be similar to Greenfield.

The timing for this project will last over twenty years. The first phase of land development is solely focusing on the stream restoration and Stone Mill Road extension which should be submitted this summer and completion approximately mid to late 2029. The subsequent phases will be worked towards end of 2026. Construction to start mid to late 2028 going vertical with homes and apartments. Mid 2030 homeowners will be moving in with apartments available mid 2031. A 200,000sf spec warehouse is being evaluated for the Industrial area with those plans to be submitted the end of 2026 or early 2027.

Mr. Fluer also discussed the issue of the Traffic concerns. Since July, they had two meetings with PennDOT to discuss the scoping and process to phase in improvements. They will continue to work through that and opportunities to help mitigate the traffic that is currently there and what will occur during this construction.

Chairman Keck received confirmation that the pond will be deepened and enlarged in the hopes of stocking it to become a public entity. Pinpointing price points of the apartments cannot be given yet but will be investigated and marketed accordingly. Affordable workforce housing is being looked at. Clarification to Mr. Herr was given that the multi-use trail will be wide enough so that a biker would be able to walk by.

Craig Lenhard, 21 Gerard Avenue, a retired use planner with the City of Lancaster. He stated that this is an exciting project and expressed some concerns the Board should be aware of.

Resolution 13-2026 Zoning Hearing Board Appointment-Brad Singer

Chairman Keck entertained a motion to adopt Resolution 10-2026. Missy Phelan so motioned, Dennis Funk seconded, and the motion carried unanimously.

588 Owl Bridge Road

Amanda McGlothlin, 588 Owl Bridge Road, is looking to acquire the land behind them. A neighbor a few houses down has a current lot line that goes down around behind them. They do not use the land behind their home anymore. Ms. McGlothlin made them an offer to purchase the land to make their lot larger. Mr. Strohecker stated that is an agenda item was on last month's agenda but had representation to present. This request did go through the Planning Commission with no issues. The staff is requesting at the direction of the Planning Commission that this be moved to an Action Item.

Chairman Keck entertained a motion to move 588 Owl Bridge Road to an Action Item. Missy Phelan so motioned, Dennis Funk seconded and the motion carried unanimously. Chairman Keck entertained a motion to conditionally approve the Final Lot Add On plan for 588 Owl Bridge Road based on the November 25, 2025 Rettew review letter. George Mann so motioned, Dennis Funk seconded and the motion carried unanimously.

With no further business to discuss, Chairman Keck entertained a motion to adjourn the meeting. Allan Herr so motioned, George Mann seconded, and the motion carried unanimously. The meeting adjourned at 7:50p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'D. R. Singer', written over a faint circular stamp.

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess