

Manor Township Supervisors Organizational Meeting

Monday, March 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, March 2, 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

Martha Rausch, 680 Central Manor Road, received clarification on when meeting minutes are posted. Ms. Rausch expressed concern if the Township took responsibility for the Rohrer Historic property.

Steve Groff, 128 Kent Court, requested an ordinance regarding the use of jake breaks on Route 741.

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.

Mr. Herr provided an update on the Blue Rock Fire Fund Drive. Mr. Herr, Mr. Funk, and the Fire Commissioner are meeting with a grant writer to process a detailed grant. The fund drive in the community has been well received. Currently 2.2 million has been raised of the 10 million needed. Fund raising opportunities and grants that offer a 50/50 match with community monies are being considered.

New Hire – Patrick Haughney – Police Officer

Chairman Keck entertained a motion to hire Officer Haughney effective March 2, 2026. Missy Phelan so motioned, Dennis Funk seconded, and the motion carried unanimously. District Keller swore in Officer Haughney.

Old Business

Public Hearing – Ordinance 1-2026-Update to Data Center Text Amendment

Chairman Keck stated that the Township is opening a Public Hearing to discuss the Ordinance. Mr. Strohecker stated that this is officially a Public Hearing that has been advertised. The proposed Ordinance has been posted and advertised under all applicable laws. The Manor Township Planning Commission reviewed the proposed ordinance on January 12, 2026 and voted to recommend approval to the Board of Supervisors and the Township has had a copy of the proposed ordinance available for inspection to the members of the public. No public comment. Chairman Keck entertained a motion to officially close the Public Hearing. Missy Phelan so motioned and George Mann seconded, and the motion carried unanimously.

Chairman Keck entertained a motion to approve Ordinance 1-2026. Dennis Funk so motioned, Allan Herr seconded and the motion carried unanimously.

New Business

Briefing Item – Final Land Development and Lot Add-On Plan – 3000 & 3004 Columbia Avenue

Brian Cooley, of DC Gohn Associates, and Eric Landis owner of Landis Financial were introduced. Landis Financial's existing building is located at above address, which has two lots that are adjacent to it, one is the existing parking lot that services the building and the other lot has a house on it. The existing house and parking lot will be removed. Landis Financial will be building a new office building, combining those two lots together. The building is approximately 4,000 sf on the first floor and 4000 sf on the second floor. There will be 35 parking spaces and direct access to Columbia Avenue. A stormwater basin will be on the southern side. Most of the comments have been addressed from the Township Engineer review letter dated January 29, 2026. Modifications requested from the Township Engineer will be addressed on the subsequent plan submissions. Mr. Strohecker commented that this was a briefing item but since there were no issues from the Planning Commission, the Board would have the opportunity to act upon this plan.

Chairman Keck entertained a motion to move this 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 final land development and lot add-on plan for 3000 & 3004 Columbia Avenue based on the January 29, 2026 Rettew review letter. Dennis Funk so motioned, and George Mann seconded and the motion carried unanimously.

PENNDOT Escalator Clause

Chairman Keck entertained a motion to approve the escalator clause based on the PENNDOT specifications for 2026. Allan Herr so motioned, Dennis Funk seconded, and the motion carried unanimously.

Act 14 Notification – LASA – Blue Rock Water Resource Recovery Facility Nutrient Upgrade – No action required.

With no further business to discuss, Chairman Keck entertained a motion to adjourn the meeting. George Mann so motioned, Allan Herr seconded, and the motion carried unanimously. The meeting adjourned at 7:25 p.m.

Respectfully Submitted,



J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess