

Manor Township Supervisors Organizational Meeting

Monday, April 6, 2026

7:00 p.m.

Vice-Chairman George Mann called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, April 6, 2026 at 7:00 p.m. Vice-Chairman George Mann led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Allan Herr, Missy Phelan, Dennis Funk, and George Mann

Members Absent: Jim Keck

Staff Present: Ryan Strohecker, Peg Hess, Mark Harris

Visitors Present: See Attached Sign-In Sheet

Public Comment

Jim Stauffer, 365 Weaver Road, expressed his concern about the stoppage of construction on his property. Township Manager Strohecker commented that proper permits were not attained for this job.

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 – Vice-Chairman Mann entertained a motion to approve the consent agenda as presented. Allen Herr so motioned, Dennis Funk seconded and the motion carried unanimously.

Old Business - None to report.

New Business

Ordinance 2-2026 – UCC Amendment

Mr. Strohecker stated that the last time that the Township updated this UCC Ordinance was back in 2023. There was a public meeting that included the Managers of the 10 Municipalities in the UCC, the Appointments Committees as well as the Appeals Board. There were five updates to the Ordinance:

- Eliminate the maximum nine-year term limit for the Appeals Board members
- Allow Managers to stand in place of the Appointments Committee
- Have language in the ordinance for the Appointments Committee to assign a Solicitor to the Appeals Board
- Eliminate the ability for Code Administrators to sit on the Appeals Board. This was not legal with the State and not included in this Ordinance
- Allow changes to this Ordinance in the future can be done by Resolution and not by Ordinance

Vice-Chairman Mann entertained a motion adopt Ordinance 2-2026 UCC Amendment. Dennis Funk so motioned, and Missy Phelan seconded and the motion carried unanimously.

Briefing Item – Lot Add-On Plan – 2189 & 2193 River Road

Derek Jenson, representing RGS and the client Steven Funk who owns both properties. Both are zoned residential in the rural district. One of his properties has a dimensional deficiency being just short of the minimum lot width. Mr. Funk is proposing a lot add-on plan to shift that line about 40 feet so the second

driveway on the property fits on its current property. The shift is transferring approximately 13,095sf of land. The Variance for this project was previously approved. A SALDO wetland study was completed as requested with none present.

Vice-Chairman Mann entertained a motion to move this to an action. Allan Herr so motioned, Dennis Funk seconded, and the motion carried unanimously. Vice-Chairman Mann entertained a motion to conditionally approve the lot add-on plan for 2189 & 2193 River Road based on the April 1, 2026 review letter. Dennis Funk so motioned, Missy Phelan seconded, and the motion carried unanimously.

Financial Security Reduction Request – Kiddie Academy

Vice-Chairman Mann entertained a motion to conditionally reduce the financial security as recommended on March 30, 2026 Rettew review letter. Dennis Funk so motioned, Allan Herr seconded and the motion carried unanimously.

Financial Security Reduction Request – 500 Shultz Road

Vice-Chairman Mann entertained a motion to conditionally reduce the financial security by \$100,151.00 as recommended in the March 25, 2026 Rettew review letter. Missy Phelan so motioned, and Allan Herr seconded and the motion carried unanimously.

Financial Security Release Request - 19 Penn Street

Vice-Chairman Mann entertained a motion to conditionally release the full financial security of \$52,810.08 once all remaining items have been satisfied by the Township Zoning Officer. Allan Herr so motioned, Missy Phelan seconded and the motion carried unanimously.

Material Bid Results for 2026

Vice-Chairman Mann entertained a motion to accept the material bid results for 2026 as highlighted on the Bid Talley Sheet for 2026. Allan Herr so motioned, Dennis Funk seconded the motion carried unanimously.

Employee Resignations – Willis Hess, Brian Neff

Vice-Chairman Mann entertained a motion to accept the resignations of Willis Hess and Brian Neff as submitted. Dennis Funk so motioned, Missy Phelan seconded and the motion carried unanimously.

Vice-Chairman Mann entertained a motion to adjourn the meeting. Dennis Funk 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