

## VISTABLOCK INFO SHEET

### HISTORY AND TIMELINE

- **May 26, 2026** – Proposed text amendment was submitted to the Township by Vistablock, LLC.
- **June 1, 2026**- Proposed text amendment was discussed at the Supervisors meeting and pushed on to the Manor township Planning Commission and Lancaster County Planning Commission for their review.
- **June 8, 2026**- The Manor Township Planning Commission began review of the proposed text amendment.

### FREQUENTLY ASKED QUESTIONS:

#### Public Notice Transparency and Opportunity for Public Participation

**1. How do residents have a voice in the project?**

Residents are encouraged to attend meetings or share their comments with members of the various boards and commissions as well as township staff. The Developer has also been open to direct discussions with residents and has already fielded a lot of questions. You can email:

Allan Herr, Supervisor, Chair	aherr@manortwp.org
Jim Keck, Supervisor	jkeck@manortwp.org
Dennis Funk, Supervisor	dfunk@manortwp.org
Missy Phelan, Supervisor	mphelan@manortwp.org
George Mann, Supervisor	gmann@manortwp.org
Ryan Strohecker, Township Manager	manager@manortwp.org
Nate Taggart, Zoning/Planning Director	zoning@manortwp.org

Or call our office at **717-397-4769** to ask us any questions.

**2. Can we be provided a PDF copy of the plans thus far that the board have been given?**

Copies of any plans on file are available upon request. There may be a charge for the copies depending on the format in which they are requested (i.e. paper copies, digital, etc)

#### General Development and Plan Questions

**3. Are you rezoning the property?**

No. This tract of land has been zoned Low density flex for greater than the last 30 years. Despite the current USE of the land being for agricultural purposes, the property has been ZONED Low Density Flex development for quite some time.

**4. Will the entire Shertzer/Kendig/Witmer farm become a 55+ development?**

No. The developer is proposing to make half of it 55+ with this text amendment. The half being considered for 55+ is the western half of the property.

**5. Why are we talking about adding another development at this time?**

Manor Township has several other developments either under construction or in the planning phases at the moment. Discussing another potential development is happening because a landowner decided to sell land that has been zoned for residential development for 30 + years to a developer. Manor Township does not control the timing of when these discussions begin or when plans for development are submitted.

**6. Was a hotel considered on the property to help create jobs?**

It has never been proposed by the a developer that we are aware of.

**7. What is the proposed text amendment asking for?**

Essentially, it would allow for 55+ communities to be allowed in the Low Density Flex zone of Manor Township.

**8. How is the additional traffic going to be handled?**

Traffic will be reviewed through the land development process.

**9. With the new proposed text amendment, how many homes can be built?**

The developer stated the proposal is for 500-700 homes in total.

**10. Will children be walking through the 55+ community to access the park?**

That is possible.

**11. Who is Vistablock? Can they handle this size project with their existing projects?**

<https://www.vistablock.com/>

**12. Where is Eshelman Elementary moving to?**

That is being discussed by the developer and the school district.

**13. Can there be public meeting with Millersville Borough, Penn Manor School and Manor Township jointly?**

That's always a possibility if the elected officials of the entities desire.

**14. Who will be paying for the construction of the new school?**

The school district.

**15. Who is doing negotiations between the school and the developer regarding where to build a new school?**

The school district and developer would handle those negotiations directly. Manor Township would become involved when land development plans get submitted.

**16. Why don't the municipalities work together regarding the impact of all the new developments?**

The municipalities do have these discussions and do work together.

**17. Are you thinking of the ease and safety of our children going to school?**

Yes.

**18. Who is paying the impact fees?**

Impact fees is a specific term that Manor Township does not have.