

Planning Commission Meeting Minutes
Monday, June 8, 2026 7:00 p.m.

Call to Order

Chairman Pam Shellenberger called the meeting to order at 7:00 p.m., led the Pledge of Allegiance, and introduced the Planning Commission members.

Attendance

Members Present: Pam Shellenberger, Dan Fisher, Keith Hoover, Joe Hrapchak, Mike Dickert, Don Dombach

Members Absent: Jarred Texter

Staff Present: Nate Taggart, Adrienne Kautz

Visitors Present: See attached sign-in sheet.

Approval of Prior Minutes

Chairman Shellenberger entertained a motion to approve the March 9, 2026, Planning Commission meeting minutes. Keith Hoover moved, Joe Hrapchak seconded, and the motion carried unanimously.

New Business

Briefing Item – Final Minor Subdivision Plan for Aaron's Acres Campus LLC – 121 Walnut Hill Road

The purpose of this subdivision plan is to create two lots by subdividing the existing home onto its own lot with the existing church building remaining on residential land.

Modifications Requests : 388-22.S (Easement for On-Lot Sewage Replacement), 388-30.A & B (Hydrologic Report & Traffic Evaluation Report), 388-36 (Water Service Feasibility Report), 388-37 (Sewer Service Feasibility Report), 388-38 (Traffic Evaluation Study), 388-39 (Wetlands Study), and 388-40 (Historic Features Study).

James Prebich, of Site & Design Concepts, representing Warfel Construction on behalf of Aaron's Acres, presented the proposed minor subdivision. He explained that the existing single-family dwelling and former church are located on the same parcel and that the subdivision would create a separate lot for the existing dwelling.

Ms. Shellenberger asked if Mr. Prebich had any issues with Rettew's review letter. Mr. Prebich stated that they haven't submitted a final response, however as far as he knows there weren't any issues. Ms. Shellenberger stated that one of the review comments

required a curb/sidewalk and this would need to be a modification request, another one was reconstructing Walnut Hill Road. Mr. Prebich stated that the tentative plan would be to seek a waiver with six-month note.

Ms. Shellenberger stated that she saw the well listed on the church Lot, however she did not see the well location on the dwelling lot. Mr. Prebich stated that he believes they share a well, that was noticed after the first submittal was done. The plan is to put a well on the single-family lot as well. Ms. Shellenberger asked whether it will fit in with the lot considering the required separation distance from a septic system.⁵ Mr. Prebich stated that they need to have a field survey to make sure that the new septic system and well will fit.

Mr. Hrapchak is concerned about the size of the Lot as it compares to the well. Ms. Shellenberger stated that they might need to make the Lot larger to accommodate the well and septic system or request additional modifications.

Mr. Fisher stated that he agrees with Ms. Shellenberger. The Lot will need to get bigger because they will not have the width.

Ms. Shellenberger stated the plan will be kept as a briefing item until the comments are reviewed and more information is presented.

Briefing Item – Zoning Ordinance Text Amendment, Applicant: Vistablock, LLC

A text amendment to provide for age-restricted developments in the (RL1) Low-Density Residential Flex Zone.

Brandon Conrad, of Vistablock, provided an overview of the proposed zoning text amendment. He explained that the company assembled approximately 210 acres and is requesting an amendment to permit age-restricted residential development by special exception within the RL-1 Low-Density Residential Flex Zone, subject to specific criteria.

We were working with Penn Manor School District on access to Leaman Avenue. They would be interested in giving access. There are two options that are available. One option is the current school property is 12 acres and they would need about 18 acres for the number of children they are expected to educate in the coming years. Vistablock offered them the option of either expanding their current acreage or choosing 18 acres on their site wherever they chose. Penn Manor was interested in the 18 acres; however, they

were also interested in having a portion of this development be restricted to age 55+. The reason for this would reduce the impact of school children.

Mr. Conrad realizes that there are issues that involve Millersville Borough, Manor Township, and Penn Manor School District. Mr. Conrad wanted to get through the zoning first, as it stands we can do a cluster development of 3 single family homes per acre without any relief. However, what they are proposing is a maximum of 5 units per acre, but we restrict that portion to 55+ housing. This would create townhomes and a limited number of senior apartments. There will be some challenges once we get to the preliminary plan stage such as traffic studies and stormwater.

Mr. Taggart clarified that the discussion was limited to the proposed text amendment and that issues such as traffic, stormwater management, and land development would be addressed during future land development review.

Ms. Shellenberger said that in regard to this concept we shouldn't even be thinking about this property, we should be thinking if we add this to the Low-Density Residential Flex it could go anywhere in the Township where the Low-Density Residential Flex is located. Mr. Taggart stated that Mr. Conrad is proposing it as a Special Exception Use, one of the proposed criteria is that it needs to be a minimum acreage of 30 acres. This won't apply to every Low-Density Residential Flex property, just the ones that are 30 acres or more, and one of the other criteria is that it must have frontage along an arterial or collector road, this would limit which parcels it applies too.

Mr. Hrapchak asked if we are 210 acres why are we saying 30 acres. Mr. Conrad stated that not all 210 acres will be part of the age restricted, it will only be the Western side, which is about 100 or so acres.

Mr. Taggart noted that staff had discussed the potential benefit of age-restricted housing in reducing school enrollment impacts while continuing to generate tax revenue.

Ms. Shellenberger feels as though this is not something that should be permitted in this type of zone, based on the proposed criteria.

Mr. Conrad stated that the whole Text Amendment is 5 units per acre and only maximum 25% of the units can be multi-family.

Mr. Strohecker stated that the Township is not favorable to Conditional Uses. This has changed recently. The Board prefers Special Exception.

Mr. Dickert agrees that the Text Amendment makes sense, to limit the amount of impact on the school district from this property.

Ms. Shellenberger said that her concern is that we are moving away from our typical Low-Density developments.

Mr. Hrapchak asked Mr. Conrad how they would make the 55+ inviting to residents to buy. Mr. Conrad said that they would provide amenities to the residents.

Mr. Strohecker stated that the Township has had discussions with Mr. Conrad and Millersville Borough about expanding the Manor Township Park right next to Freedom Memorial Park to make one big park. Manor Township would bring many resources to Millersville Borough that would help them out. One of the difficulties that we have is the entrance. The Township is only interested in co-joining a park with them if that entrance is fixed.

With regard to Penn Manor, if the school accepts the 18 acres from Vistablock, they have agreed to bring the sewer, water, roads and sidewalks to the development. Vistablock has agreed to pay for the school's infrastructure to get to the site. This would be a huge savings and then all they need to do is build the building itself.

Mr. Strohecker stated that, should circumstances materially change, the Township could consider future amendments to the ordinance if warranted.

Mr. Taggart stated that this was provided to the Board of Supervisors at the previous meeting, there is a 45-day clock to provide response to them. If there is no action tonight, then action will need to be taken at the July meeting.

Old Business

Briefing Item – Zoning Ordinance Review

Public Comment

Mike Weidinger, of 146 Victoria Road, is concerned about the impact on the park.

Adjournment

With no further business to come before the Commission, Don Dombach moved to adjourn. Mike Dickert seconded, and the motion carried unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,
Keith Hoover
Secretary

Recording Secretary: Adrienne Kautz