

Manor Township Supervisors Organizational Meeting

Monday, June 1, 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, June 1, 2026 at 7:00 p.m. Chairman Keck led those in attendance in the Pledge of Allegiance to the Flag.

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

Public Comment

Matt Eberts, 621 Greenhedge Drive, requested an update to Chapter 321 of the Township Ordinance regulating Peddling and Soliciting. Many residents have noticed a significant increase in door-to-door sales traffic. We support businesses but we value the privacy of our homes. Suggestions would be to define clear hours of operation and codify that solicitors must honor no solicitation signs.

Diane Duell, 528 Thorngate Place, requested we adopt a commercial noise Ordinance to control construction noise from starting before 8 am. The Funk farm construction starts early.

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

Chairman Keck stated that there was an Executive Session held on May 20, 2026 to discuss a legal matter.

New Business

Proposed Text Amendment – Vistablock LLC

Brandon Conrad of Vistablock, 210 acres are under agreement for purchase to put a development behind Freedom Memorial Park. It is currently zone at Low Density Residential Flex. They could build all single family homes on the 210 acres, density of 2-3 homes per acre, creating 400-600 homes. We propose to have half of that, the western portion dedicated to 55+ residents. 55+ residents generally use less school and police resources. In exchange for that 55+ Text Amendment to limit to 100% we are asking for an increase in density from 2-3 units per acre to 5 units per acre. 20-22 acres we would be reserved as open space possibly increasing New Freedom Park by 20 acres. Mr. Conrad stated that the home between Shertzer Lane and the park exit is under agreement. They would potentially change that intersection.

This is just initial stage of whether you want to move the Text Amendment forward. Mr. Conrad commented that these 210 acres are zoned for development, can be developed now as 2-3 single family homes per acre with no age restrictions and no open space requirement. Public input is welcome.

There has also been discussion with the School District about Eshelman Elementary, which lies on 12 acres and has outgrown its walls. Mr. Conrad has offered to provide land in Manor Township that would increase their parcel by 50%, and they would do all of the site work to the new school site.

There is no financial difference for Vistablock whether the development is all-single family homes or the higher density 55+. The benefit if the Text Amendment is passed would be one cumulative plan for all 210 acres instead of building in two different stages.

Mr. Strohecker stated that Mr. Conrad made a comment about a park inside the community on the Western Side which is the Kendig Farm. There was some discussion about Manor Township linking a park to Millersville's Freedom Park so there could be one big community park. This is a great idea however there is one caveat. Manor Township has no interest in connecting a park that is going to have an in and out like it is currently staged. Mr. Conrad stated about updating the intersection. Mr. Strohecker commented that this is a big driver and is contingent on linking the parks together.

Ms. Phelan requested clarification regarding this Text Amendment and open space requirements for the development. Mr. Strohecker stated that the other option is to create a park or pay the fee in lieu of. Vistablock owns one property along Rt. 999, but they have no intention of expanding the development onto Rt 999, according to Ms. Phelan's inquiry. There are two properties on Rt 999 that if purchased could be used as access points. Ms. Phelan stated that if the Text Amendment is not approved Vistablock could go ahead and develop the whole land under Single Family Homes. Currently it is zoned for that kind of development, right now we have two access points off Rt 999 on the Western side. Practically building the full 210 acres and having just 2 access points on the western side would not be approved. While construction is started here lasting 5-7 years, hopefully negotiations get cleared along Shertzer Lane and Leaman Avenue to allow work to start on this eastern section. Building both over 55+ and single family homes at the same time in stages is the goal. The plan would be to build first along a connector road from Leaman Avenue to the western development. Inquiries about HOA enforcement could not be addressed per Ms. Phelan's request. Building configurations have not been decided yet. Ms. Phelan inquired if 55+ homes could be built on entire development. Mr. Strohecker stated that Vistablock could theoretically place it on any of those three parcels. Discussions were had with the Township, on how to mitigate impact on the school. One way was to target the Kendig side as over 55+ and leave the single family homes on the Shertzer side, which is where the school would reside. 105 acres is planned for over 55+ and the balance of 105 acres would be single family homes.

Mr. Taggart also stated that it is being proposed as a Special Exception use as well, which means that a clearly defined plan would need to go to the Zoning Hearing Board showing where the 55+ age restricted development would be placed. If this were approved by the Zoning Hearing Board the developer would be bound by that decision.

Rachel Smith, 266 Redwood, asked if it was considered to build a hotel instead of building homes where it would bring revenue and jobs into the Township. Mr. Conrad stated that the parcels are not zoned that way.

Rufus Fulton, Buttonwood Farms, asked what specifically is being asked for? Chairman Keck clarified that the Text Amendment would cover the R1 Low Density Flex Zone. There would still be other criteria to meet to allow an over 55+ development.

Martha Raush, 680 Central Manor Road, asked for clarification on how many homes can be built per current status. She questioned children walking through the 55+ development to access the parks. Mrs. Raush expressed a concern about Vistablock and who they were and viability to complete development. Mr. Strohecker commented that developers are required to put up financial security to ensure developments are done appropriately.

Karen Napier, 341 Manor Avenue, got clarification on the possibility of 200 single family homes off Leaman Avenue but would decrease if the school takes the offered 18 acres of land. Penn Manor Schools has the opportunity to decide what 18 acres they would like.

Judith Kruse, 117 Victoria Road, asked why we need to have so many developments in our area.

Bill Boyd, 28 S Duke St, expressed his concern with the added traffic, older drivers, and safety of the children.

Jessica Snyder, 632 Crossgate Place, inquired why combined public meetings are not held between Manor Township and Millersville Boro. Chairman Keck gave some clarification on the process. Mr. Strohecker commented that this is a unique situation and the Boro and Township each make their own decisions.

Keith Frey, 20 Bender Avenue, feels the school board and citizens are being extorted.

Dianne Guell, 528 Thorngate Place, inquired where the school will be rebuilt and how will it be funded. Mr. Conrad commented that he was bringing the utilities to the new school lot.

Blaine Gorner, 148 Stonewyck Drive, requested having a map and Text Amendment on our website.

Keith White, 463 Manor View Drive, requested knowing who the negotiations with the school are. The school is making the decision on which 18 acres they want.

Randall Snyder, 209 Manor Avenue, inquired why each time there is a meeting the layout map is changed. This is still in preliminary stage; the map is still a work in process.

John Lichty, 84 Municipal Drive, commented that the municipalities are working in a reactive stance and in a silo and not thinking about how it affects the community. Inquired who is paying impact fees on these developments.

Shirley Lichty, 84 Municipal Drive, commented we need to be thinking of the ease and safety of the children and their school.

Mervin Charles, 546 Leaman Avenue, concerned about traffic on Leaman Avenue. Stressed having the local entities work together and creating an advocate to communicate with the public.

Supervisor Funk made a Motion to authorize Township staff to send the proposed Zoning amendment submitted by Vistablock, LLC to the Manor Township Planning Commission and Lancaster County Planning Commission for review and comment following review by the Township Solicitor, and to schedule a public hearing on the proposed Zoning amendment to occur at the regular meeting of this Board on the 3rd day of August 2026, and to authorize the Township Solicitor to prepare the necessary public notice for the public hearing and consideration of the proposed Zoning amendment. Supervisor Herr seconded, and the motion carried 4-1. Supervisor Phelan opposed.

Final Land Development Plan Phase 2- The Village at Funk Farm

Bill Swiernak, David Miller & Associates, requesting final approval of Phase 2. This area is to the rear of the property along Walnut Hill Road and consistent with previous plans. Per Township Manager Strohecker this proposal has already been reviewed by the Planning Commission with no objections. Supervisor Funk abstained from voting due to a conflict. Chairman Keck entertained a motion to move this to an action item. Supervisor Phelan so motioned, Supervisor Herr seconded and the motion carried unanimously. Chairman Keck entertained a motion to approve the final land development plan Phase 2 for The Village at Funk Farm

based on the Rettew letter dated May 7, 2026. Supervisor Mann so motioned, Supervisor Herr seconded and the motion carried unanimously.

Resolution 14-2026- On-lot Septic Sewer for Creswell Park

Chairman Keck entertained a motion to adopt Resolution 14-2026. Supervisor Mann so motioned, Supervisor Funk seconded and the motion carried unanimously.

Resolution 15-2026- Destruction of Documents

Chairman Keck entertained a motion to adopt Resolution 15-2026. Supervisor Mann so motioned. Supervisor Funk seconded, and the motion carried unanimously.

Employee Resignation – Patrick Haughney

Chairman Keck entertained a motion to accept the resignation of Patrick Haughney effective May 20, 2026. Supervisor Funk so motioned, Supervisor Mann seconded and the motion carried unanimously.

Employee Hire- Jordan Burkholder

Chairman Keck entertained a motion to hire Jordan Burkholder in the Public Works department effective June 8, 2026. Supervisor Mann so motioned, Supervisor Herr seconded and the motion carried unanimously

Vice-Chairman Mann entertained a motion to adjourn the meeting. Supervisor Phelan so motioned, Supervisor Mann seconded and the motion carried unanimously. The meeting adjourned at 8:24 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J. Ryan Strohecker', with a stylized, overlapping flourish at the end.

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess