

Manor Township Planning Commission Agenda

Meeting Location:
Manor Township Municipal Office
950 W. Fairway Dr., Lancaster, PA 17603

Monday, September 14, 2026

Time: 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Approve the minutes from the July 13, 2026 meeting**
- 5. Old Business**

a. Action Item – Final Land Development Plan for 3390 Blue Rock Road

The purpose of this land development plan is to construct a single family detached dwelling with associated driveway and stormwater management facilities.

Modification Requests: 388-19.A (Plan Scale), 388-19.B (Profile Scale), 388-21.B (Existing Features within 200 feet), 388-42.A.18 (Right-Of-Way Monuments), and 388-47.B.2 (Flag Lot Design).

Recommended Action 1: Motion to recommend to the Board of Supervisors to approve the requested modifications for the Final Land Development Plan for 3390 Blue Rock Road as recommended by the Township Engineer in the Rettew review letter dated August 27, 2026.

Recommended Action 2: Motion to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plan for 3390 Blue Rock Road subject to the Rettew review letter dated August 27, 2026.

b. Action Item – Preliminary/Final Land Development Plan for Bethany Church

The purpose of this land development plan is to construct a building expansion, additional parking, stormwater management facilities, and other site improvements.

Modification Requests: 388-11 (Preliminary Plan), 388-38.C.4 (Trip Generation), 388-42.E & 388-42.G.1.a (Reconstruction of Existing Streets), 388-42.K.2 & 388-42.K.3 (Curbing), and 388-388-51.A (Park and Recreation).

Recommended Action 1: Motion to recommend to the Board of Supervisors to approve the requested modifications for the Preliminary/Final Land Development Plan for Bethany Church as recommended by the Township Engineer in the Rettew review letter dated September 1, 2026.

Recommended Action 2: Motion to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Land Development Plan for Bethany Church subject to the Rettew review letter dated September 1, 2026.

c. Zoning Ordinance Review

- 6. Public Comment**
- 7. Adjourn**