

Manor Township Supervisors Meeting

Monday, August 3, 2026

7:00 p.m.

Chairman George Mann called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, August 3, 2026 at 7:00 p.m. Chairman Mann led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Jim Keck(via phone), 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 - None

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 Mann entertained a motion to approve the consent agenda as presented. Allan Herr so motioned, Dennis Funk seconded and the motion carried unanimously.

Old Business

Public Hearing- Ordinance 3-2026- Text Amendment from Vistablock, LLC, Blue Rock Rd Rear, 65 Shertzer Ln and 133 Blue Rock Rd. Township Manager Ryan Strohecker confirmed all criteria were met to move project to a public hearing. The Manor Township Planning Commission did recommend an affirmative vote. Mr. Conrad from Vistablock gave an overview of the project commenting that a change of over age 55 units has been dropped to 392 units based upon slopes on the site, which correlates to less than 3 ½ units per acre. Because of the slope, this development will only create 19% impervious area on the 120 acres. Missy Phelan inquired how this will impact on our older community. The apartment buildings are planned to be four stories, and Boyd Wilson is scheduled to manage the HOA. The development would consist of town homes, single family homes and apartments. Far less traffic would incur with this development. Missy Phelan questioned how this development helps the over 55+ community. This plan is being recorded as an age-restricted development, and it would need a variance to change that. Allan Herr made a motion to close the hearing. Dennis Funk seconded and the motion carried unanimously. Township Manager Strohecker restated the Townships request to change the ingress and egress at Freedom Memorial Park. Allan Herr made a motion to close the public hearing. Dennis Funk seconded, and the motion carried unanimously. Allan Herr made a motion to adopt Ordinance 3-2026. Jim Keck seconded and the motion carried with a 3-1 vote. Missy Phelan opposed. Dennis Funk recused himself from voting because of family business conflict.

Public comment from Leslie Hess, Walnut Hill Road, stated that he is in support of this plan.

New Business

Letter of Credit Elimination- Clugston- 2905 Safe Harbor Rd

Dennis Funk made a motion to fully eliminate the letter of credit for 2905 Safe Harbor Rd based on the recommendation of the Public Work Director's inspection. Missy Phelan seconded, and the motion carried unanimously.

Act 14 Notification- Brandts Run – No action required.

Act 14 Notification- LCSWMA Creswell Landfill – No action required.

Dennis Funk made a motion to adjourn the meeting. Missy Phelan seconded, and the motion carried unanimously. The meeting adjourned at 7:36 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J. Ryan Strohecker', written over a horizontal line.

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Peg A Hess