

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

April 14, 2026

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, April 14, 2026, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
Craig M. Miller, Vice Chair
Debra K. McCune, Supervisor
Harry M. Long, Jr., Supervisor
David J. Chiaverini, Supervisor

Timothy R. James, Manager/Secretary
Kim A. Hackett, Asst. Secretary
Lawrence Young, Solicitor
B.J. Treglia, P.E., Engineer
David Lash, NYCRPD Police Chief
Daniel Hoff, YAUFR Fire Chief

PUBLIC COMMENT

Mr. Brandstedter invited the public to ask questions or offer comments about any item on the agenda as the board considers each item. He advised that the board would recognize the public at the conclusion of the agenda items to address any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Mr. Miller made a motion, seconded by Ms. McCune, to approve the minutes of the meeting held on March 10, 2026, as amended.

Motion carried. Ayes-5, Nays-0.

UNFINISHED BUSINESS

Draft Ordinance – Data Centers / Energy Storage Systems Facilities

As summarized in item #2 of the manager's report, Mr. James and Solicitor Young reported on the status of the proposed data centers / energy storage systems facilities ordinance. Michael Noll, 633 Kerria Drive, expressed concern with the future development of data centers in the township and requested an ordinance reflect protections to residents. Ms. McCune made a motion, seconded by Mr. Miller, to table action of a draft ordinance regarding data center / energy storage systems facilities until a future meeting to allow formal recommendation from the York County Planning Commission.

Motion carried. Ayes-5, Nays-0.

Event / Noise – Draft Ordinance

As summarized in item #3 of the manager's report, Solicitor Young provided a draft ordinance to the board of supervisors for their review and comment. After a brief discussion, Mr. Brandstedter made a motion, seconded by Mr. Miller, to remove the draft event / noise ordinance from future meeting agendas until otherwise directed.

Motion carried. Ayes 5, Nays-0.

NEW BUSINESS**Benefit Concert – Inch & Co. 2950 Lewisberry Road – Permit Denial Appeal**

As summarized in item #4 of the manager's report, Mr. James provided a brief report on the denial of a permit from Inch & Co. for property at 2950 Lewisberry Road for a temporary change of use to hold a benefit concert on June 20, 2026 in a Residential zoning density. Matt Marshall with Inch & Co. requested an appeal of the denied permit and highlighted the positive impact the benefit concert provides, including proceeds benefiting Northern York County Regional Police Department (NYCRPD) and UPMC. Andrew and Betsy Reiber, 2839 Dewberry Road, expressed concern about the excessive noise and extended duration of the event. Michael Noll, 633 Kerria Drive, questioned the willingness to compromise by ending the concert earlier. Cathy Long, 131 Willis Road, questioned why the concert could not be changed to another venue. Katie Moyer, with Inch & Co., reported that not only are the proceeds benefiting community agencies, but the time and labor donated to complete associated projects. Katie Williams, 2506 Hepplewhite Drive, offered positive feedback that the event provides benefits to NYCRPD and UPMC. Mr. Chiaverini made a motion, seconded by Mr. Brandstedter, to accept the temporary change of use permit for the benefit concert on June 20, 2026, at 2950 Lewisberry Road, with the caveat that no future concerts will be authorized at this site.

Motion carried. Ayes-3, Nays-2 (Miller and Long opposed).

2026-2027 Materials and Equipment Rental Bids

As summarized in item #5 of the manager's report, Engineer Treglia provided a brief report on the 2026-2027 material and equipment rental contract bid opening on April 2, 2026. Mr. Chiaverini made a motion, seconded by Mr. Miller, to award the 2026 construction materials / equipment rental contracts to the following contractors / suppliers for the period of May 1, 2026 - April 30, 2027, based on the recommendations contained in Engineer Treglia's April 6, 2026, memo:

Crushed Aggregate - Items A1-A13c (FOB Plant and FOB Job Site) – York Building Products.

Superpave Bituminous Concrete - Items B1-B4 (FOB Plant and FOB Job Site) - York Materials Group.

Placement of Superpave Bituminous Concrete Material and Paving Fabric - Items 1A-1K – Stewart & Tate, Inc.

Equipment Rental – Items 1-2 - No award.

Motion carried. Ayes-5, Nays-0.

2026-2027 Line Painting Contract

As summarized in item #6 of the manager's report, Mr. James provided a brief report on the 2026-2027 line painting / pavement markings contract bids. Mr. Long made a motion, seconded by Ms. McCune, to award the 2026-2027 line painting/pavement markings contract bid to D.E. Gemmill, Red Lion, PA.

Motion carried. Ayes-5, Nays-0.

Springettsbury Township Sewer Use Regulations – Draft Ordinance

As summarized in item #7 of the manager's report, Engineer Treglia provided a brief report on a recommendation to amend the Springettsbury Township pretreatment regulations ordinance. Ms. McCune made a motion, seconded by Mr. Miller, to authorize the advertising of a draft ordinance to amend the Manchester Code of Ordinances to incorporate the updated Springettsbury Township pretreatment regulations, in compliance with the U.S. Environmental Protection Agency pretreatment regulations.

Motion carried. Ayes-5, Nays-0.

Hotel Nuisance Concerns

As summarized in item #8 of the manager's report, Mr. James provided a report on recent complaints received from hotel patrons on the Route 30 corridor. After a brief discussion, Ms. McCune made a motion, seconded by Mr. Long, to authorize the staff to research and develop information regarding a potential hotel nuisance ordinance and any other pertinent requirements.

Motion carried. Ayes-5, Nays-0.

PSATS 2026 Resolutions

As summarized in item #9 of the manager's report, the board provided guidance regarding proposed resolutions for the 2026 Pennsylvania State Association of Township Supervisors (PSATS) business meeting.

Sanitary Sewer Easement Agreement – LCBC Church

As summarized in item #10 of the manager's report, Engineer Treglia provided a brief report regarding a proposed sanitary sewer easement agreement with LCBC Church. Mr. Miller made a motion, seconded by Ms. McCune, to authorize the chairman or vice-chairman to execute the private sewer agreement with LCBC Church for property at 1400 Church Road.

Motion carried. Ayes-4, Nays-0 (Brandstedter abstained).

Agenda Amendment Action

As required by Pennsylvania Act 65 of 2021, Mr. Miller made a motion, seconded by Ms. McCune, to amend the April 14, 2026, agenda to include a recently requested Department of Conservation and Natural Resources grant funding submission resolution.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-10 - DCNR Grant Submission – Stillmeadow Park / Watershed Phase 3

Mr. James provided information discovered at an April 14, 2026, meeting with the Department of Conservation and Natural Resources (DCNR) Representative to request authorization for a DCNR grant submission for the Stillmeadow Park / Watershed project

Phase #3, in the amount of \$200,000 (50% township obligation of \$100,000) for the 2027 grant cycle. Ms. McCune made a motion, seconded by Mr. Miller, to adopt Resolution #2026-10 authorizing the DCNR grant submission of \$200,000 for Stillmeadow Park / Watershed project – Phase #3.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

Darla Hamilton, Meadowbrook Drive, was present to request that speed control devices be installed on Meadowbrook Drive. Katie Williams, 2506 Hepplewhite Drive, expressed concern with traffic volume and speed on Hepplewhite Drive. Ms. Williams questioned procedural steps per the township traffic calming policy.

SUPERVISOR'S COMMUNICATION AND COMMITTEE REPORTS

Ms. McCune requested staff review a potential virtual meeting policy to be included on future meeting agendas.

OTHER BUSINESS/REPORTS

Police Chief Lash presented an activity report for the Northern York County Regional Police Department.

Fire Chief Hoff presented an activity report for the York Area United Fire and Rescue, including the recent receipt of accreditation status for the department. Chief Hoff offered appreciation to the accreditation team, specifically the efforts of Battalion Chief Madzellan in his role as accreditation manager.

Mr. James recognized the recent retirement of Public Works Employee Greg Frye, who served for 21 years.

EXECUTIVE SESSION

No executive session was held at this time.

APPROVAL OF VOUCHERS

Mr. Miller made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: March 24 and April 14, 2026.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 7:25 p.m.

Respectfully submitted,



Timothy R. James, Secretary