

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

August 11, 2026

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, August 11, 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
B.J. Treglia, P.E., Engineer
Lawrence Young, Solicitor
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

Ms. McCune made a motion, seconded by Mr. Brandstedter, to approve the minutes as presented for the meeting held July 14, 2026, as amended.

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

UNFINISHED BUSINESS

Draft Hotel Nuisance Ordinance

As summarized in item #2 of the manager's report, Mr. James and Solicitor Young provided details of a draft hotel nuisance ordinance for board feedback. After a discussion, Mr. Long made a motion, seconded by Mr. Chiaverini, to authorize the solicitor to advertise the proposed hotel nuisance ordinance for future adoption consideration.

Motion carried. Ayes-5, Nays-0.

Draft Ordinance Amendment – International Fire Code

As summarized in item #3 of the manager's report, Chief Hoff provided background on the proposed recommended amendment to the township's fire code ordinance to provide more detailed requirements in reporting compliance. Ms. McCune made a motion, seconded by Mr. Miller, to authorize the solicitor to advertise the proposed fire code ordinance amending the reporting for inspection and maintenance to fire alarm detection and monitoring systems for commercial and industrial properties.

Motion carried. Ayes-5, Nays-0.

NEW BUSINESS**1345 Mill Creek Road (Fogelman) – Final Subdivision Plan – Review #2026-07**

James Prebich of Site Design Concepts was present to review the final subdivision plan for 1345 Mill Creek Road (Fogelman). Mr. Prebich described the proposed subdivision as a low impact adjustment of lot lines of two parcels that currently have a home on each parcel. Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the following waiver requests:

- 1) § 22-303 – To allow the submission of a preliminary / final plan.
- 2) § 22-703.2.A – To not require installation of concrete curb at this time.
- 3) § 22-709.1 – To not require installation of concrete sidewalk at this time.

Motion carried. Ayes-5, Nays-0.

Ms. McCune made a motion, seconded by Mr. Chiaverini, to the final subdivision plan for 1345 Mill Creek Road - Fogelman (Review #2026-07).

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

Zoning Text Amendment Petition – 3337 N. George Owner, LLC

As summarized in item #4 of the manager's report, Cory Dillinger of MPL Law, was present to present a zoning text amendment petition for the property at 3337 North George Street. Attorney Dillinger described the review process and potential redevelopment concept for the property at 337 North George Street. Attorney Dillinger described the petition as a text amendment request for the current Commercial (C) to a mixed use district of Commercial (C) and Residential High (RH). Mr. Long questioned future PennDOT road construction impacts on the parcel. Ms. McCune expressed concern with updating the current zoning ordinance in anticipation of zoning petitions. After further discussions, Mr. Chiaverini made a motion, seconded by Mr. Long, to authorize the zoning ordinance text amendment petition for 3337 N. George Owner, LLC, be forwarded to the township and county planning commissions for review and recommendation and future board consideration.

Motion carried. Ayes-5, Nays-0.

YAUFR Funding Formula Independent Analysis Contract

As summarized in item #5 of the manager's report, Ms. McCune and Chief Hoff provided background on the YAUFR Commission's review of the current funding formula in the YAUFR charter agreement and the interest in having a third-party contractor evaluate and provide guidance on potentially amending the funding formula. Mr. Miller made a motion, seconded by Ms. McCune, to authorize Manchester Township's proportionate cost share (33%) of the analysis of the YAUFR funding formula to be completed by RKL of Lancaster.

Motion carried. Ayes-5, Nays-0.

PennDOT Detour Request – Emig Road

As summarized in item #6 of the manager's report, Mr. Long made a motion, seconded by Ms. McCune, to authorize PennDOT to utilize township roads, Aberdeen Road to

Sinking Springs Lane and East Locust Lane to Emig Road, for a temporary detour of two to four overnights (7:00 p.m. to 5:00 a.m.) in the Spring of 2027 related to resurfacing project on Emig Road.

Motion carried. Ayes-5, Nays-0.

York County 2nd Class Township – Annual Convention

As summarized in item #7 of the manager's report, Mr. Long made a motion, seconded by Mr. Chiaverini, to authorize the following regarding the 2026 York County Second Class Township annual conference:

- a) Attendance of Five (5) supervisors, three (3) elected auditors, tax collector, manager/secretary, and assistant secretary.
- b) Mileage to and from the convention; Prepaid registration fee by Manchester Township.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

Conner McCauley, 217 Edinburgh Road, was present to express concern over guidance or lack of guidance, with the notification of the earned income tax process in York County. Tina and Jim Cramer, 2805 Haymeadow Drive, were present to express dismay with the activity at Eagles View Park. David Garland, 700 Rishel Drive, was present to question the board's intentions with the unruly activity at Eagles View Park and the negative impact it is having on the neighborhood. Lauren Long, 2855 Pauline Lane, and Don Stahlecker, 706 Rishel Drive, were also present to express ongoing concerns with the activity at Eagles View Park.

SUPERVISOR'S COMMUNICATION AND COMMITTEE REPORTS

No supervisor's communication and committee reports were received at this time.

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 York Area United Fire and Rescue.

The board of supervisors by consensus requested a recognition letter be sent to Ethan Bailey for his accomplishment of receiving his Eagle Scout rank in part with his completed community project at Eagles View Park.

Mr. Brandstedter confirmed the board's receipt of the 2025 township financial audit.

EXECUTIVE SESSION

No executive session was held at this time.

APPROVAL OF VOUCHERS

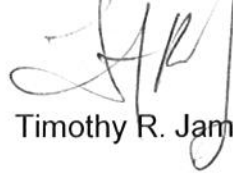
Mr. Long made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: July 28, and August 11, 2026.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 7:16 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'T. James', is written over the printed name.

Timothy R. James, Secretary

TRJ/nb