

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

May 12, 2026

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, May 12, 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
Erika Eiker, NYCRPD Lieutenant
Daniel Hoff, YAUFRR 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. Miller, to approve the minutes of the meeting held April 14, 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, including recommendations for both the Manchester Township Planning Commission and the York County Planning Commission. After a brief discussion, Mr. Miller made a motion, seconded by Mr. Chiaverini, to authorize the advertisement of the draft data centers / energy storage systems ordinance for future board adoption consideration.

Motion carried. Ayes-5, Nays-0.

Hotel Nuisance Concerns

As summarized in item #3 of the manager's report, Mr. James provided a report of staff level discussions with police and fire regarding the review of a potential hotel nuisance ordinance for future board consideration. After a brief discussion, the board by consensus directed staff and solicitor to develop a draft ordinance regarding hotel nuisance matters for future discussion and consideration.

Springettsbury Township Sewer Use Regulations – Ordinance #2026-02

As summarized in item #4 of the manager's report, Solicitor Young reported that the draft ordinance amending the Springettsbury Township pretreatment regulations ordinance was advertised as required on April 30, 2026. Mr. Miller made a motion, seconded by Ms. McCune, to adopt Ordinance #2026-02 amending the Manchester Code of Ordinances to incorporate the updated Springettsbury Township pretreatment regulations, for compliance with the U.S. Environmental Protection Agency and the Pennsylvania Department of Environmental Protection pretreatment regulations.

Motion carried. Ayes-5, Nays-0.

Proposed Zoning Map Amendment – 232, 236, and 240 Church Road – Public Hearing Authorization

As summarized in item #5 of the manager's report, Mr. Chiaverini made a motion, seconded by Mr. Long, to advertise a public hearing for the proposed zoning map amendment for 232, 236, and 240 Church Road for June 9, 2026 at 5:45 p.m.

Motion carried. Ayes-5, Nays-0.

NEW BUSINESS**Community LifeTeam EMS**

As summarized in item #6 of the manager's report, Barry Albertson and Jeff Salsbury of Community LifeTeam were present to present information for emergency medical services that Community LifeTeam contractually provides to Manchester Township.

Zimmerman and Lieu Final Subdivision Plan – Review #2025-18

Drew Zimmerman, 3835 Susquehanna Trail, was present to present the final subdivision plan (Review #2025-18) for Trong Lieu and Drew and Emily Zimmerman, 3830 and 3835 Susquehanna Trail. Mr. Zimmerman explained the proposed subdivision would tie two existing lots into one. Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the following waivers:

- 1) §22-703.2 – Curbs shall be constructed in all subdivision or land developments.
- 2) §22-709.1 – Sidewalks shall generally be required for all areas within Manchester Township.

Motion carried. Ayes-5, Nays-0.

Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the final subdivision plan for Trong Lieu and Drew and Emily Zimmerman, 3830 and 3835 Susquehanna Trail (Review #2025-18).

Motion carried. Ayes-5, Nays-0.

Temporary Road Closure Request

As summarized in item #7 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to authorize the temporary closure of Sinking Springs Lane from

North George Street to Susquehanna Trail for a day the week of June 8 – 12, 2026, for road mowing operations.

Motion carried. Ayes-5, Nays-0.

Supervisors' Remote Participation Policy

As summarized in item #8 of the manager's report, Mr. James reported on information received during research of remote meeting participation policies. Cathy Long, 131 Willis Road and Paul Kuehnel, 3259 High Street, asked questions about a potential policy. After further discussion, the board directed staff and solicitor to develop a draft remote meeting participation policy for future board consideration.

Building Code Official Designation – Zoning/Planning Officer Tina Wagner

As summarized in item #9 of the manager's report, Mr. Miller made a motion, seconded by Mr. Chiaverini, to appoint Tina Wagner as Manchester Township Building Code Official effective immediately.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

Connor McCauley, 217 Edinburgh Road, was present to express confusion and dismay over the process and communication of the collection of earned income taxes by York Adams Tax Bureau. Ethan Bailey, 796 Rishel Drive and Scout Troop 54, was present to announce his Eagle Scout project in cooperation with the Manchester Township Recreation Commission, at Eagles View Park. Lauren Long, 2855 Pauline Lane, was present to express her concern and dismay over the development of Eagles View Park. Ms. Long reported ongoing frustration with the undesirable and destructive actions by groups of teens in the park. Ms. Long requested that the park equipment be removed. Dave Garland, 700 Rishel Drive, Don Arnold, 736 Rishel Drive, and Travis Brown, 2271 Friesian Road, were all present to provide additional concerns with the teen activity at Eagles View Park. Keith Bailey, 796 Rishel Drive, was also present to offer his feedback on working through the park concerns in hope that the park would become a community benefit.

SUPERVISOR'S COMMUNICATION AND COMMITTEE REPORTS

No supervisor's communication and committee reports were received.

OTHER BUSINESS/REPORTS

Lieutenant Eiker introduced herself and presented an activity report for the Northern York County Regional Police Department. In coordination with National Police Week (May 10-16, 2026), the board expressed appreciation for the services Northern York County Regional Police provides to Manchester Township.

Fire Chief Hoff presented an activity report for York Area United Fire and Rescue.

Mr. Brandstedter recognized Public Works Superintendent Robert Hartman's 25 years of service to the township.

EXECUTIVE SESSION (7:33 – 7:50 p.m.)

Mr. Brandstedter called for an executive session to discuss a legal matter regarding auditing firm inquiry.

APPROVAL OF VOUCHERS

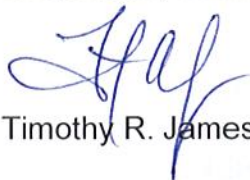
Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: April 28, and May 11, 2026.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 7:52 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/nb