

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

December 9, 2025

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, December 9, 2025, 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. Long made a motion, seconded by Ms. McCune, to approve the minutes of the meeting held November 11, 2025.

Motion carried. Ayes-5, Nays-0.

UNFINISHED BUSINESS

YAUFR Charter Agreement

As summarized in item #2 of the manager's report, as a follow up to board action on August 12, 2025, approving the process of updating the YAUFR Charter Agreement, Ms. McCune reported the YAUFR Commission took action to approve portions of Articles III, V, VII, and VIII of the YAUFR Charter Agreement. Mr. Miller made a motion, seconded by Mr. Chiaverini, to authorize advertising a proposed ordinance amending Articles III, V, VII, and VIII of the YAUFR Charter Agreement.

Motion carried. Ayes-5, Nays-0.

Resolution #2025-18 - 2026 Budget Adoption

As summarized in item #3 of the manager's report, Mr. James reported the proposed 2026 budget discussed in previous meetings was advertised as required on November 17, 2025. Mr. James reported the budget maintains 2025 tax and sewer rate levels. Mr. Long made a motion, seconded by Mr. Miller, to adopt Resolution #2025-18 that adopts the 2026 budgets as proposed and distributed on November 11, 2025.

Motion carried. Ayes-5, Nays-0.

Resolution #2025-19 – Refuse / Recycling Rates

As summarized in item #4 of the manager's report, Mr. James provided a follow-up to previous meeting discussions regarding the increased refuse/recycling collection costs related to the 2025-2029 Penn Waste collection contract. Mr. Long made a motion, seconded by Ms. McCune, to adopt Resolution #2025-19 that would establish a refuse/recycling rate of \$70 per quarter per residential pickup point beginning in the second quarter of 2026.

Motion carried. Ayes-5, Nays-0.

Draft Ordinance – Event / Noise

As summarized in item #5 of the manager's report, Solicitor Young requested board guidance on the development of a draft event/noise ordinance. Mr. Long expressed concern with the impact of noise too late into the evening. After a brief discussion, Mr. Miller made a motion, seconded by Ms. McCune, to table any further discussion on the matter until March 2026.

Motion carried. Ayes-5, Nays-0.

Draft Ordinance – Data Centers / Energy Storage Systems Facilities

As summarized in item #6 of the manager's report, Mr. James presented a draft ordinance developed by staff in discussion and consideration of the surge in planned development of data center and energy storage systems facilities in York County. After a brief discussion, Mr. Long made a motion, seconded by Mr. Chiaverini, to have a subcommittee of Mr. Brandstedter and Mr. Miller meet with staff to develop a proposed ordinance for future board discussion.

Motion carried. Ayes-5, Nays-0.

NEW BUSINESS**LCBC Church, 1400 Church Road - Final Subdivision Plan – Review #2025-11**

Lucas Wilson, Site Design Concepts, was present to present the final subdivision plan for LCBC Church, 1400 Church Road. Mr. Wilson reported that the proposed subdivision plan would consolidate three lots into one in a Commercial (C) zone. Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the following waiver requests:

- 1) §22-403 – to allow the submittal of a final subdivision plan.
- 2) §22-703.2 – to not require the installation of concrete curb at the access drive and along the property frontage.
- 3) §22-709 – to not require the installation of concrete sidewalk at the access drive and along the property frontage.

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

Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the final subdivision plan for LCBC Church, 1400 Church Road, conditional upon the completion of open items.

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

LCBC Church, 1400 Church Road – Final Land Development Plan – Review #2025-12

Lucas Wilson, Site Design Concepts, was present to present the final land development plan for LCBC Church, 1400 Church Road. Mr. Wilson reported the proposed final land development plan is the construction of a 36,340 square foot house of worship in a Commercial (C) zone. Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the following waiver requests:

- 1) §22-303 – to allow the submittal of a preliminary/final plan.
- 2) §22-709 – to not require the installation of concrete sidewalk at the access drive and along the property frontage.
- 3) §22-703.2 – to not require curbing along Church Road (S.R. 0238).
- 4) §22-705.E.4 – to allow parking within the clear sight triangle.
- 5) §26-131.K – to allow construction of stormwater management facilities with the building setback.

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

Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the final land development plan for LCBC Church, 1400 Church Road, conditional upon the completion of open items.

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

3490 - 3510 Board Road – Final Subdivision Plan – Review #2025-13

Thomas Englerth, Site Design Concepts, was present to present the final subdivision plan for 3490 - 3510 Board Road. Mr. Englerth reported that the proposed plan would subdivide two residential lots with existing dwellings in an Industrial (I) zone at 3490 and 3510 Board Road. Mr. Chiaverini made a motion, seconded by Ms. McCune, to approve the following waivers:

- 1) §22-403 – to allow the submittal of a final subdivision plan.
- 2) §22-703.2 – to not require the installation of concrete curb at the access drive and along the property frontage.
- 3) §22-709 – to not require the installation of concrete sidewalk at the access drive and along the property frontage.

Motion carried. Ayes-5, Nays-0.

Mr. Chiaverini made a motion, seconded by Ms. McCune, to approve the final subdivision plan for 3490 – 3510 Board Road, conditional upon the completion of open items.

Motion carried. Ayes-5, Nays-0.

Resolution #2025-20 – 1 Marianne Drive – Sewage Facilities Planning Module

As summarized in item #7 of the manager's report, Mr. Treglia provide a report on the Pennsylvania Department of Environmental Protection Sewage Planning Module authorization to permit a 2,500 gallon holding tank as an on-site sewer system for the development of the commercial property at 1 Marianne Drive. Ms. McCune made a motion, seconded by Mr. Miller, to adopt Resolution #2025-20 which authorizes the execution of the Pennsylvania Department of Environmental Protection Sewage Planning Module for Michael Waltersdorff to install a 2,500 gallon holding tank as an interim on-site sewer system for property at 1 Marianne Drive.

Motion carried. Ayes-5, Nays-0.

Bid Authorization – 2026 Construction Materials/Equipment Rental

As summarized in item #8 of the manager's report, Ms. McCune made a motion, seconded by Mr. Brandstedter, to authorize staff and/or consultants to prepare specifications using prevailing wage rates and to advertise bids for contracts for supplying construction materials and equipment rentals for the period of May 1, 2026, until April 30, 2027, with the bid opening by the staff to be scheduled prior to the regular April 14, 2026 Board meeting.

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

Bid Authorization – 2026 Capital Projects

As summarized in item #9 of the manager's report, Ms. McCune made a motion, seconded by Mr. Brandstedter, to authorize staff and/or consultants to prepare the design, specifications, bidding documents and advertisements for the capital projects which were included in the capital reserve fund budget and sewer operating fund 2026 budget, as well as projects utilizing fund balance per board direction.

Motion carried. Ayes-4 Nays-0 (Mr. Miller absent).

PennDOT Engine Brake Retarders Prohibition Request – Bull Road

As summarized in item #10 of the manager's report, Mr. Long made a motion, seconded by Mr. Brandstedter, to direct the staff to contact PennDOT to request a study to prohibit engine brake retarders on Bull Road from the intersection of Church Road north to the municipal line.

Motion carried. Ayes-5, Nays-0.

Bid Authorization – Interstate 83 North York Widening Project Utility Relocation

As summarized in item #11 of the manager's report, Mr. Treglia provided a report of the requirement to relocate sanitary sewer lines due to the PennDOT Interstate 83 North York Widening Project. Mr. Treglia reported that a 75% reimbursement of township project costs is expected from PennDOT. Mr. Long made a motion, seconded by Ms. McCune, to authorize bid advertising for the township sanitary sewer relocation project in cooperation with the PennDOT Interstate 83 North York Widening Project.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

There was no public comment received at this time.

OTHER BUSINESS/REPORTS

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

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

By consensus the board authorized the advertising of the 2026 meeting schedule.

EXECUTIVE SESSION (7:14 – 7:37 p.m.)

Mr. Brandstedter called an executive session regarding a property acquisition inquiry.

APPROVAL OF VOUCHERS

Mr. Miller made a motion, seconded by Mr. Brandstedter, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: November 25 and December 9, 2025.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 7:38 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/ced