

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

February 10, 2026

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, February 10, 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, 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

Mr. Long made a motion, seconded by Ms. McCune, to approve the minutes of both the regular and organizational meetings held January 5, 2026.

Motion carried. Ayes-5, Nays-0.

UNFINISHED BUSINESS

Draft Ordinance – Data Centers / Energy Storage Systems Facilities

Solicitor Young reported on the status of the proposed data centers / energy storage systems facilities ordinance including forwarding it onto York County Planning Commission for review. By consensus, the board of supervisors reiterated their interest to have the proposed ordinance include consideration of data centers or energy storage systems facilities by conditional use and to move forward with January 5, 2026, action to advertise the draft ordinance.

NEW BUSINESS

Stehman/MAIT/Met-Ed – Final Subdivision Plan – Review #2025-16

Lilia Moldavsky, representing Met-Ed, was present to present the final subdivision plan for Stehman/MAIT/Met-Ed (Review #2025-16), located at 3530 Raintree Road. Ms. Moldavsky reported that the proposed subdivision plan would allow for limited expansion to the Met-Ed Substation facility located at the site address. Ms. McCune made a motion, seconded by Mr. Miller, to approve the following waiver requests:

- 1) §22-701.1A.1 – request of the requirement to dedicate additional road right of way and road widening of Raintree Road.
- 2) §22-303 – request of the requirement of a preliminary plan process.

- 3) §22-703.2.A – request of the installation of concrete curb.
- 4) §22-709.1 – request of the requirement the installation of concrete sidewalk.
- 5) §22-306.1 – relief request of the minimum 50' building setback for the proposed control house shall be removed. A variance relief must be filed and details of the decision added to the cover sheet.

Motion carried. Ayes-5, Nays-0.

Ms. McCune made a motion, seconded by Mr. Miller, to approve the final subdivision plan for Stehman/MAIT/Met-Ed, 3530 Raintree Road, conditional upon the completion of open items.

Motion carried. Ayes-5, Nays-0.

Hauck – Final Subdivision Plan - Review #2025-19

Patti Fisher, James R. Holley & Associates, was present to present the final subdivision plan for Kyna Hauck, 3020 Lewisberry Road. Ms. Fisher reported on the changes to exiting lot line within the proposed subdivision plan. Mr. Chiaverini made a motion, seconded by Mr. Miller, to approve the following waiver requests:

- 1) §22-703.2.A – request of the installation of concrete curb.
- 2) §22-709.1 – request of the requirement the installation of concrete sidewalk.
- 3) §22-403.1 – request of the requirement of a preliminary plan process.

Motion carried. Ayes-5, Nays-0.

Mr. Chiaverini made a motion, seconded by Mr. Miller, to approve the final subdivision plan for Kyna Hauck, 3020 Lewisberry Road, conditional upon the completion of open items.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-08 – Public Works Department Equipment Rental Rates

As summarized in item #3 of the manager's report, Mr. Miller made a motion, seconded by Ms. McCune, to adopt Resolution #2026-08 to establish the 2026 equipment rental and labor rates for use of township-owned equipment or personnel by other municipalities or parties.

Motion carried. Ayes-5, Nays-0.

2026 Street Construction Projects

As summarized in item #4 of the manager's report, Mr. Chiaverini made a motion, seconded by Mr. Long, to approve the following street construction projects for which state highway aid will be used:

- a) Woodmont Drive (Hearthridge Lane to Woodmont Drive)
- b) Woodmont Drive (Hearthridge Lane to Robin Hill Circle)
- c) May Road (Grumbacher Road to Board Road)

Motion carried. Ayes-5, Nays-0.

Disposal of Surplus Equipment

As summarized in item #5 of the manager's report, Ms. McCune made a motion, seconded by Mr. Long, to authorize the following surplus items to be sold to the respective high bidders through the Municibid online auction:

- a) 1998 Freightliner (\$14,600)
- b) 2014 Case Backhoe (\$42,600)

Motion carried. Ayes-5, Nays-0.

Stormwater Operations and Maintenance Agreement – YCSWA

As summarized in item #6 of the manager's report, Engineer Treglia provided information on the stormwater operations and maintenance agreement with the York County Solid Waste Authority. Mr. Miller made a motion, seconded by Mr. Chiaverini, to authorize the chair or vice-chair to execute the stormwater operations and maintenance agreement between Manchester Township and the York County Solid Waste Authority related to the transfer station project at 2653 Blackbridge Road.

Motion carried. Ayes-5, Nays-0.

Retroactive Disaster Emergency Declaration

As summarized in item #7 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to retroactively authorize an emergency declaration of the snow emergency event on January 25-26, 2026.

Motion carried. Ayes-5, Nays-0.

Municipal Authority/Board of Auditors – Appointments

As summarized in item #8 of the manager's report, Mr. James provided background on a recent vacancy on the township municipal authority and board of auditors. Ms. McCune made a motion, seconded by Mr. Long, to appoint Joshua Price, 2850 Primrose Road North, to fill the current vacancy term (2025-2029) on the Manchester Township Municipal Authority.

Motion carried. Ayes-5, Nays-0.

Mr. Miller made a motion, seconded by Ms. McCune, to appoint Palleh Wren-Toe to six (6) year term (2026-2031) on the Manchester Township Board of Auditors.

Motion carried. Ayes-5, Nays-0.

Volunteer Fire Tax Credit Eligibility List

As summarized in item #9 of the manager's report, Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the fire volunteer tax credit applicant list for the 2025 tax year.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-09 – PennDOT Utility Reimbursement Agreement

As summarized in item #10 of the manager's report, Ms. McCune made a motion, seconded by Mr. Long, to adopt Resolution #2026-09 authorizing participation in the PennDOT utility reimbursement agreement in seeking 75% of associated utility coordination costs for this project.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

Andrew Reiber, 2839 Dewberry Road, was present to express concern with the planned June 20, 2026, outdoor concert at 2950 Lewisberry Road. Mr. Reiber reported his experience of the noise from the 2025 concert was disturbing.

Jana Lightner, 110 Monya Court, expressed concern with the snow removal maintenance from January 25-26, 2026, storm event.

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.

EXECUTIVE SESSION (7:20 – 7:56 p.m.)

Mr. Brandstedter called an executive session regarding a personnel complaint matter.

APPROVAL OF VOUCHERS

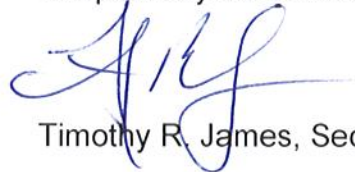
Ms. McCune made a motion, seconded by Mr. Long, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: January 6, 20, and February 10, 2026.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 8:00 p.m.

Respectfully submitted,



Timothy R. James, Secretary