

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

January 5, 2026

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, January 5, 2026, which was called to order at 5:54 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, NYCPRD 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 on December 9, 2025.

Motion carried. Ayes-5, Nays-0.

UNFINISHED BUSINESS

Ordinance #2026-01 – YAUFR Amended Charter Agreement – Articles III, V, VII, VIII

As summarized in item #2 of the manager's report and 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 Ms. McCune, to adopt Ordinance #2026-01 amending Articles III, V, VII, and VIII of the YAUFR Charter Agreement.

Motion carried. Ayes-5, Nays-0.

Draft Ordinance – Data Centers / Energy Storage Systems Facilities

Mr. James presented a draft ordinance developed by staff in consideration of the potential surge in planned development of data centers and energy storage systems facilities in York County. Mr. Brandstedter reported the appointed subcommittee on the matter met and offered an amended draft ordinance for consideration. After a discussion, Mr. Miller made a motion, seconded by Mr. Brandstedter, to advertise a proposed ordinance placing regulations on future proposed development of data centers or energy storage systems facilities.

Motion carried. Ayes-5, Nays-0.

NEW BUSINESS

Penn Avenue Partners – Final Residential Subdivision / Land Development Plan (Review #2025-14)

At the request of the developer, Ms. McCune made a motion, seconded by Mr. Miller, to table action on Penn Avenue Partners, final residential subdivision / land development plan (Review #2025-14) until the February 10, 2026 meeting.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-04 – Capital Reserve Projects

As summarized in item #3 of the manager's report, Ms. McCune made a motion, seconded by Mr. Brandstedter, to adopt Resolution #2026-04 that approves the use of capital reserve funds for projects that are contained in the adopted 2026 capital reserve fund budget.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-05 – 2026 Fee Schedule

As summarized in item #4 of the manager's report, Mr. Miller made a motion, seconded by Ms. McCune, to adopt Resolution #2026-05 to update the 2026 fee schedule with the amendment to zoning map costs, for subdivision/land development ordinance filing fees, sanitary sewer fees, and park rental fees to reflect the current administrative, consultant review costs, township staff engineer rates, as well as the fees for recreation in lieu of land dedication, and signs at intersections of newly adopted roads.

Motion carried. Ayes-5 Nays-0.

Resolution #2026-06 - Municipal Lien Fee Schedule

As summarized in item #5 of the manager's report, Mr. Long made a motion, seconded by Ms. McCune, to adopt Resolution #2026-06 establishing a fee schedule to allow for the collection of legal fees relative to municipal lien filing as listed for legal fees associated with collection letters, legal notifications, payment demands, filing municipal liens, satisfying municipal liens. Legal fees at \$250.00 per hour for execution action against real property to enforce municipal liens.

Motion carried. Ayes-5 Nays-0.

RECOGNITION OF PUBLIC

Jana Lightner, 110 Monya Court, questioned if the stormwater facility located at the corner of Lewisberry Road and Locust Lane (Gray Apple Subdivision) required a fence to be installed. Mr. Treglia provided a response on requirements within the Stormwater Management Ordinance.

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 (6:26 – 6:42 p.m.) – Property Acquisition Inquiry

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

Property Acquisition Inquiry

Upon readjournment of the public meeting session (6:42 p.m.), Mr. Long made a motion, seconded by Mr. Miller, to authorize entering into a contract with property owner of 868 Greenbriar Road (contiguous to Cousler Park), to purchase the property for the negotiated price of \$455,000, with property closure in late February 2026.

Motion carried. Ayes-5, Nays-0.

APPROVAL OF VOUCHERS

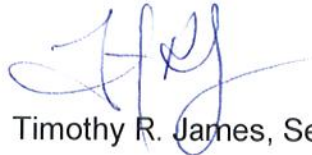
Ms. McCune made a motion, seconded by Mr. Brandstedter, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers List: December 23, 2025.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 6:44 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/nb

