

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

July 14, 2026

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, July 14, 2026, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, 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

RECOGNITION OF SERVICE – Firefighter Anthony Sawyer

Fire Chief Hoff recognized Firefighter Anthony Sawyer for his 24 years of service to Manchester Township. The board of supervisors expressed their appreciation to Mr. Sawyer for dedication to serving the residents of Manchester Township and the Greater York Area.

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. Long, to approve the minutes as presented for the meeting held June 9, 2026.

Motion carried. Ayes-4, Nays-0.

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. Mr. Brandstedter questioned whether short term rentals (VRBO or Airbnb) should be included in the proposed ordinance. Paul Kuenhel, 3238 High Street, provided details on short term rental logistics. After a lengthy discussion, Mr. Brandstedter requested board members provide any suggested changes to staff for board consideration of an ordinance at a future meeting.

NEW BUSINESS

805 & 811 Greenbriar Road – Final Minor Subdivision – Review #2026-05

Andrew Lehman of Gordon L. Brown and Associates was present to review the final minor subdivision plan for 805 and 811 Greenbriar Road – David J. and Kimberly K.

Eisenhart and Estate of Wayne Fidler. Mr. Lehman described the proposed subdivision as a low impact merger of two parcels that currently have a home on each parcel. Mr. Chiaverini made a motion, seconded by Ms. McCune, 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-4, Nays-0.

Mr. Chiaverini made a motion, seconded by Ms. McCune, to the final subdivision plan for 805 and 811 Greenbriar Road (Review #2026-05).

Motion carried. Ayes-4, Nays-0.

Draft Ordinance Amendment – International Fire Code

Ms. McCune made a motion, seconded by Mr. Chiaverini, to table discussion of draft ordinance amendment for the International Fire Code until a future meeting.

Motion carried. Ayes-4, Nays-0.

Canal Road Betterment Project – Amended Project Development and Escrow Agreements

As summarized in item #4 of the manager's report, Solicitor Young provided details of the proposed amended agreements relating to the Canal Road Betterment Project. Ken Stoutzenberger, 2118 Teslin Road, questioned if the proposed agreements would impact the previous contribution received from Northpoint toward the future improvements of Susquehanna Trail. Mr. Long made a motion, seconded by Ms. McCune, to authorize the chairperson or vice-chairperson to execute the first amendment of the Canal Road Betterment Project development and construction escrow agreements between multiple development parties, Conewago, East Manchester and Manchester Townships.

Motion carried. Ayes-4, Nays-0.

Sanitary Sewer Transfer

As summarized in item #5 of the manager's report, Ms. McCune made a motion, seconded by Mr. Long, to approve the sewer capacity transfer of 81 EDUs from Manchester Township to Clearlake, LLC, Penn Avenue Residential.

Motion carried. Ayes-4, Nays-0.

Resolution #2026-13 – Sanitary Sewer Planning Module – 20 Marianne Drive

As summarized in item #6 of the manager's report, Engineer Treglia provided detail to the request of sanitary sewer planning module submission to Pennsylvania Department of Environmental Protection for property at 20 Marianne Drive. Ms. McCune made a motion, seconded by Mr. Chiaverini, to adopt Resolution #2026-13 approving Pennsylvania Department of Environmental Protection sewer plan revision to authorize the installation

of holding tanks as a septic system for commercial land development at 20 Marianne Drive.

Motion carried. Ayes-4, Nays-0.

Temporary Road Closure Request

As summarized in item #7 of the manager's report, Ms. McCune made a motion, seconded by Mr. Long, to authorize the temporary closure of Sinking Springs Lane from North George Street to Susquehanna Trail for a day the week of July 20-24, 2026, for mowing operations.

Motion carried. Ayes-4, Nays-0.

Eagles View Park Security Camera

As summarized in item #8 of the manager's report, Lauren Long, 2855 Pauline Lane, was present to express her ongoing concerns with noise and loitering at Eagles View Park. Chief Lash provided police detail that has occurred at Eagles View Park since the June 9, 2026, board of supervisors meeting. Cathy Long, 131 Willis Road, questioned the park hours. After a lengthy discussion, Mr. Long made a motion, seconded by Ms. McCune, to authorize the purchase of a security camera system for Eagles View Park at a not to exceed cost of \$35,000.

Motion carried. Ayes-4, Nays-0.

RECOGNITION OF PUBLIC

Darla Hamilton, 2792 Meadowbrook Boulevard, was present to request a speed study be conducted on Locust Lane. Matt Marshall representing Inch & Co., was present to provide feedback on the Fields of Honor concert that had occurred on June 20, 2026, at the Inch & Co. facility, 2950 Lewisberry Road.

SUPERVISOR'S COMMUNICATION AND COMMITTEE REPORTS

Mr. Long reported confirmation from Recreation Director Nate Lankford of the receipt of a donation for Fun Fest from the 13th Ward Political Club.

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.

EXECUTIVE SESSION

No executive session was held at this time.

APPROVAL OF VOUCHERS

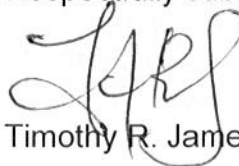
Mr. Long made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: June 23, and July 14, 2026.

Motion carried. Ayes-4, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 7:23 p.m.

Respectfully submitted,

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

Timothy R. James, Secretary

TRJ/nb