

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

June 9, 2026

PUBLIC HEARING – Zoning Map Amendment – 232- 236, and 240 Church Road

At 5:45 p.m. Chairman Brandstedter called to order a public hearing for the proposed rezoning of properties at 232, 236, and 240 Church Road from Office (O) density to Industrial (I) density. Attorney Stacey MacNeal representing the petitioner Franciso Messina, provided details on the rezoning request which the collective three lots would be approximately one (1) acre. Attorney MacNeal stated that the primary access to any future development would be onto Interchange Place, not Church Road. Kadeen Jackson, 225 Church Road, questioned the type of development that may be proposed and the traffic impact associated with any development. Kevin Kindig, 228 Church Road, expressed concern with the potential impact on real estate values and stormwater. Jean Gembe, 220 Church Road, expressed concern of noise impact with development. Alan Sparks, 253 Bruaw Drive, questioned if homes would be taken because of this proposed rezoning. Esther Roser, 201 Church Road, also expressed concern with traffic impact. Follow additional comments by the board of supervisors, Mr. Brandstedter adjourned the public hearing at 6:08 p.m.

PUBLIC HEARING – Zoning Ordinance Amendment – Define Requirements for Data Center / Energy Storage Systems

At 6:08 p.m. Chairman Brandstedter called to order a public hearing for the proposed zoning amendment that would define and add specific requirements for data centers, energy storage systems and their accessory uses. Solicitor Young provided details regarding the proposed zoning ordinance amendment and the process that had been undertaken. Zauria Brooks, 310 Bruaw Drive, expressed concern with energy cost impact on residents if data center development would occur. After further discussion, Mr. Brandstedter adjourned the public hearing at 6:13 p.m.

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, June 9, 2026, which was called to order at 6:14 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
David Lash, NYCPRD 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. Chiaverini, to approve the minutes as presented for the meeting held May 12, 2026.

Motion carried. Ayes-5, Nays-0.

UNFINISHED BUSINESS**Ordinance #2026-03 - Proposed Zoning Map Amendment – 232, 236, and 240 Church Road**

As summarized in item #2 of the manager's report, Mr. Brandstedter requested any additional comments not heard during the earlier public hearing. Mr. Long made a motion, seconded by Mr. Miller, to approve the adoption of Ordinance #2026-03 amending Chapter 27 (zoning), Section 202 (zoning map), to rezone 232, 236, and 240 Church Road from Office (O) zoning district to Industrial (I).

Motion carried. Ayes-5, Nays-0.

Ordinance #2026-04 – Proposed Ordinance Amendment - Data Centers / Energy Storage Systems Facilities

As summarized in item #3 of the manager's report, Mr. Brandstedter requested any additional comments not heard during the earlier public hearing. Mr. Miller made a motion, seconded by Ms. McCune, to adopt Ordinance #2026-04 defining and adding specific requirements for data center / energy storage systems facilities and their accessory uses to the zoning ordinance

Motion carried. Ayes-5, Nays-0.

Supervisors' Remote Meeting Participation Draft Policy / Resolution

As summarized in item #4 of the manager's report, Mr. James provided a draft policy / resolution for supervisors' remote meeting participation as requested by the board of supervisors on May 12, 2026. After a discussion, Mr. Miller made a motion, seconded by Ms. McCune, to adopt resolution (Resolution #2026-12) presented that would establish a policy for supervisors' remote meeting participation.

Motion carried. Ayes-4, Nays-1 (Brandstedter opposed).

NEW BUSINESS**Manchester Commerce Center Amended Deed of Dedication and Agreements**

As summarized in item #5 of the manager's report, Solicitor Young provided details on amendments to the Manchester Commerce Center Deeds of Dedication for Regional Way, developer's agreement, and tri-party agreement to reflect updated information including contribution levels and other information related, in part, to the Canal Road Betterment Project. After a brief discussion, Ms. McCune made a motion, seconded by Mr. Chiaverini, to authorize the chair or vice-chair execute amended deeds of dedication for Regional Way, as well as amended tri-party agreement (Manchester Commerce Center, East Manchester and Manchester Townships) and developer's agreement.

Motion carried. Ayes-5, Nays-0.

Block Party Request

As summarized in item #6 of the manager's report, Mr. Long made a motion, seconded by Mr. Miller, to authorize the block party closure for a portion of Sorrel Street on Saturday, June 13, 2026, from 11 a.m. to 9 p.m.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-11 – DEP Growing Greener Grant Submission Authorization – Stillmeadow Watershed Project

As summarized in item #7 of the manager's report, Mr. James provided details on a Pennsylvania Department of Environmental Protection grant submission request for Phases 2 and 3 of the Stillmeadow Watershed / Park project in the amount of \$500,000. Mr. Chiaverini made a motion, seconded by Mr. Miller, to adopt Resolution #2026-11 authorizing the submission of a Pennsylvania Department of Environmental Protection Growing Greener Plus Grant for Stillmeadow Watershed / Park Project (Phases 2 and 3) and to authorize the chair and secretary / manager to execute related documents.

Motion carried. Ayes-5, Nays-0.

PennDOT Traffic Study Request

As summarized in item #8 of the manager's report, Mr. James provided details with a request from the resident at 2763 Roosevelt Avenue to formally request a traffic study be conducted by PennDOT for Roosevelt Avenue (SR 4001) west of the Church Road / Roosevelt Avenue Intersection to the township line. Ms. McCune made a motion, seconded by Mr. Long, to authorize staff to request a traffic study be conducted by PennDOT for section of Roosevelt Avenue west of the Church Road / Roosevelt Avenue intersection to the township line.

Motion carried. Ayes-5, Nays-0.

Stillmeadow Watershed Project – Change Order #1

As summarized in item #9 (g) of the manager's report, Mr. James provided details of the Stillmeadow Watershed Project Change Order #1 request for Kinsley Construction in the amount of \$2,950 for work completed outside the project contract. Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve Change Order #1 of Stillmeadow Watershed Project in the amount of \$2,950 for additional work related to concrete removal and ballast replacement not included in original contract.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

Darla Hamilton, 2792 Meadowbrook Boulevard, was present to express concern with speeding on Meadowbrook Drive and Locust Lane. Gil Scott, 2722 Meadowbrook Boulevard, questioned the possibility of keeping speed display devices up permanently. Bill Steele, 2502 Brady Road and Linda Unger, 2517 Brady Road, were present to express concern over the condition of curbing on Brady and Hayley Roads. Katie Williams, 2506 Hepplewhite Drive, was present to present a petition signed by thirteen

(13) residents of Hepplewhite Drive, requesting a traffic calming study be conducted for Hepplewhite Drive to consider options to control vehicle volume. David Garland, 700 Rishel Drive, and Lauren Long, 2855 Pauline Lane, were present to express her concern with noise and loitering at Eagles View Park. Chief Lash provided police detail that has occurred at Eagles View Park since the May 12, 2026, board of supervisors meeting. A lengthy discussion occurred which included the board's consideration of purchasing a security camera system for Eagles View Park. Connor McCauley, 217 Edinburgh Road, was present to question the notification process for earned income taxes upon moving into Manchester Township.

SUPERVISOR'S COMMUNICATION AND COMMITTEE REPORTS

No supervisor's communication and committee reports were received.

OTHER BUSINESS/REPORTS

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

EXECUTIVE SESSION (7:48 – 8:11 p.m.)

Mr. Brandstedter called for an executive session to discuss a legal matter regarding Rutter's.

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: May 26, and June 9, 2026.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 8:12 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/nb