

EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS
AMENDED AGENDA
February 10, 2026, at 6:00 p.m.

1. OPEN MEETING
 - 1.1. Pledge to the Flag

2. APPROVE OR AMEND AGENDA
 - 2.1. February 10, 2026

3. APPROVE OR AMEND MINUTES
 - 3.1. January 5, 2026, Reorganization
 - 3.2. January 5, 2026, Regular Meeting
 - 3.3. January 20, 2026, Joint BOS/PC Meeting

4. PUBLIC COMMENTS

5. SPECIAL REQUESTS
 - 5.1. Republic Services Contract Optional Last Extension from July 1, 2026 to June 30, 2027
 - 5.2. Request from York Road Runners Winter Series Race on February 28, 2026 to use High St/Board Road, Riviera St., Pebble Beach Dr., and Payne Dr. in the A.M. time period.
 - 5.3. York County Quick Response Team Donation Request
 - 5.4. York County Envirothon Donation Request

6. EMERGENCY SERVICES REPORT
 - 6.1. Fire Chief's Report
 - 6.1.1. Union Fire Co. Annual Report
 - 6.1.2. Union Fire Co. Fireman Relief Audit 2022-2024
 - 6.1.3. Eagle Fire Company Financial Report from October 2025 – January 2026
 - 6.2. York County Regional Police Report
 - 6.3. Northeastern York County Emergency Management Agency (nothing at this time)

7. SUBDIVISION AND LAND DEVELOPMENT PLAN
 - 7.1. January 27, 2026 Draft Planning Commission Minutes
 - 7.2. ESC Management Services LLC – 25 Devco Drive – Truck Parking & Storage Facility – Final Land Development Plan

8. SOLICITOR REPORT
 - 8.1. Data Center Ordinance
 - 8.2. Park Rules and Regulations

9. ENGINEER'S REPORT
 - 9.1. North Sherman St. Ext. PennDOT and Township Project
 - 9.2. Willow Springs Cul-de-sac
 - 9.3. Espresso Way Improvements

10. PUBLIC WORKS REPORT
 - 10.1. 2024 Liquid Fuels Audit – Placed on the Township website under Audits

11. MANAGER/SECRETARY/TREASURER'S REPORT
 - 11.1. Northeastern York County Sewer Authority
 - 11.2. Zoning Officers Report
 - 11.2.1. Zoning Hearing Board – No February Meeting.
 - 11.2.2. Planning Commission – February 24, 2026
 - 11.2.3. Code Enforcement Officer Report
 - 11.3. Recreation Board
 - 11.4. Savvy Citizen – Notification System

12. CORRESPONDENCE
 - 12.1. York County Regional Significance – Newberry Township – Love's Truck Stop

13. BILL APPROVAL AND PAY BILLS

14. SUPERVISOR'S COMMENTS

15. EXECUTIVE SESSION (As Needed)

16. ADJOURN MEETING

*All interested parties are invited to attend. People with disabilities may contact the Township office at (717)266-4279 at least five (5) business days prior to the public meeting to discuss how to best accommodate your needs.

* **Board of Supervisor Meeting Live Stream**

The East Manchester Township Board of Supervisors is providing viewing access to its meeting via live streaming on youtube.com. Channel Name [@EastManchesterTownship](#). This will allow the public to view the Board of Supervisors meeting live and will store on YouTube for a controlled amount of time. The meeting link will not allow public participation nor the submission of questions or comments. If any citizen would like to provide public comment during a meeting, they are encouraged to attend the meeting in person. The Township cannot guarantee that there will not be interruptions in the link or recording due to technical difficulties or failures. To ensure full access to any meeting, citizens are encouraged to attend in person.

EAST MANCHESTER TOWNSHIP
Board of Supervisors
February 10, 2026

Present: Chairman David L. Naylor, Vice Chairman Darryl L. Albright, and Supervisor Dean E. Kohr; Attorney Andrew Miller (via telephone); Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kate Snyder; Recording Secretary, and 22 citizens.

At a regular meeting held at the Township building, Chairman Naylor called the meeting to order at 6:01 p.m.

The Pledge of Allegiance was given to the Flag of the United States of America.

Motion by Chairman Naylor, second by Vice Chairman Albright, to amend the Agenda as follows: Under Subdivision and Land Development Plan, remove the Hillwood plan and add ESC Management Services, LLC., 25 Devco Drive Final Land Development Plan; AND, under the Zoning Officer's report, the Planning Commission meeting is February 24, not ~~February 17~~. All members voted aye; motion carried.

Motion by Vice Chairman Albright, second by Supervisor Kohr, to approve the minutes of the Reorganization meeting of January 5, 2026. All members voted aye; motion carried.

Motion by Supervisor Kohr, second by Chairman Naylor, to approve the minutes of the Regular meeting of January 5, 2026. All members voted aye; motion carried.

Motion by Chairman Naylor, second by Supervisor Kohr, to approve the minutes of the joint meeting of the Board of Supervisors and Planning Commission of January 20, 2026. All members voted aye; motion carried.

Public Comments

Mike Grothouse, 1215 Canal Road Ext., commented on Republic Services. After collection, the cans are replaced farther out into the street, which is dangerous, especially with the snow piles encroaching into the street. Can the Board say something?

Jeffrey Bitzer commented on the data center ordinance, saying that it's difficult to make comments on a report that hasn't been published yet. From Mrs. Masemer, there will be a public hearing in April after the ordinance has been published officially or at least posted on the website. Tonight is a regular Board meeting, not a data center-focused meeting. The public hearing will afford opportunities to ask questions, etc. Mr. Bitzer was present at the last Board meeting to request that part of his property be included in the consideration of an overlay. He referenced other properties in the area that might appear in front of the Board/ZHB for rezoning or variance requests in the future. He has disputes with the map that has been shown. He invited the Board members to come to his property to view the area so that they know what he's talking about.

Cheryl Lowe thanked the Board and staff for the work on the ordinance. Her ongoing concern is where her parcel is located with regard to the overlay. She wants enforceable protection for any issues that might arise as a result of the construction of a data center. She fears that her property will suffer various problems after a data center is constructed. She'd like her property to be included in the overlay district.

Rene Davis commented that it's strange that the Board is making an ordinance in order to permit a data center. She proceeded to quickly read through a number of questions directed to the various Township board members and staff.

Ed Hewitt, 290 Manchester Street, commented that the data center topic has been discussed for months and not too many people have attended all the meetings. Also, the three-way stop sign isn't working; more people are running through the stop signs now. Mr. Kohr thinks it might be helping but it's never perfect.

Special Requests

Republic Services contract optional last extension from July 1, 2026, to June 30, 2027. This is definitely the lowest price that is available. Republic is even "eating" the raised tipping fees by the Solid Waste Authority. Mrs. Masemer recommends approving the extension. Current rate is \$85.14 for regular volume; \$52.71 for low volume. The extension rate is \$88.38 and \$54.00 low volume. **Motion by Supervisor Kohr, second by Vice Chairman Albright, to approve the final extension of the contract with Republic Services, from July 1, 2026, to June 30, 2027. All members voted aye; motion carried.**

Motion by Chairman Naylor, second by Supervisor Kohr, to approve the request by the York Road Runners for their Winter Series Race on February 28, 2026, using High Street/Board Road, Riviera Street, Pebble Beach Drive, and Payne Drive in the morning time period. All members voted aye; motion carried.

Request by the York County Quick Response Team (QRT). This was tabled in 2025 as a 2nd request within the same year a donation was already given. Previous donation was \$500. The donations fund equipment for the QRT that is not funded by the police budget. The QRT solicits the municipalities for the costs associated. The Board makes donations to agencies that directly benefit the Township residents. **Motion by Vice Chairman Albright, second by Chairman Naylor, to make a donation in the amount of \$500 to the York County Quick Response Team. All members voted aye; motion carried.**

York County Envirothon donation request – Mrs. Masemer reported on how many students are involved in this program (at least 59). Donations are budgeted and have commonly donated \$500 in the past years. **Motion by Chairman Naylor, second by Supervisor Kohr, to approve a \$500 donation to the York County Envirothon program. All members voted aye; motion carried.**

Emergency Services Report

Fire Chief's Report – Chief Stevens noted that the reports are being changed over from one reporting system to another. Subsequent reports might not be as detailed. From Vice Chairman Albright, thanks for the invitation to the banquet. It was noted that the stolen check was never recovered, and the trail has grown cold as to pursuit of the guilty party. Insurance did cover the loss, fortunately.

Union Fire Company annual report

Union Fire Company Fireman Relief audit 2022-2024

Eagle Fire Company Financial Report from October 2025 to January 2026

York County Regional Police Report – from Vice Chairman Albright – \$775K grant to upgrade the main building. \$10K grant also awarded. Approved a policy to create a grant administrator to handle grants. One cadet joined. Two officers are retiring. Messaging program started for increased communication and accolades/responses. So far, so good.

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From the audience, Joyce Daniels said she attended the last meeting; the Motion was made that there won't be any meetings at this end of town. Please revisit that at the next meeting; Chairman Naylor will do so.

Northeastern York County EMA – continuing to work on the TMI plan and the EMS plan. Still some communications issues.

Land Development/Subdivision –

ESC Management Services, LLC, 25 Devco Drive, Final Land Development Plan; truck parking and storage facility

Dave Madary of Madary Engineering & Design, LLC. was present on behalf of the applicant. Connor Edie of ESF Investments (the owner) was present also. Mr. Madary reported that this is an existing site with an existing building (20Ksf). To be used as parking and some truck maintenance, plus storage. Two parking lots on the site. Paved loading dock area. Will be visually buffered with fencing.

From the Planning Commission report from the Gordon L. Brown letter dated November 6, 2025 – open items are administrative in nature. Open: owner's signatures; sewer authority signature block; Met-Ed letter approving service; NPDES permit and sediment plan. Surety submitted yesterday. Sidewalks (waiver; deferral). Stormwater fee (from GLBA 11/13/25 letter). From the YCPC letter, nothing outstanding. MPL letter dated 2/4/26 comments to be addressed.

Waivers requested: preliminary plan; sidewalk deferral (6-month note).

Motion by Chairman Naylor, second by Vice Chairman Albright, to approve the Final Land Development Plan for ESC Management Services, LLC, subject to the satisfactory resolution of the following items from the Gordon L. Brown letter dated November 6, 2026: 4B, 4C, 4D, 4E, 4F; all open comments on MPL's memo dated February 4, 2026; AND to approve the waivers for preliminary plan and sidewalk deferral as requested; AND to add the standard six-month note on the plan for the sidewalks; and make sure all lights are shielded according to the Township's ordinance. All members voted aye; motion carried.

Solicitor's report – Attorney Andrew Miller

- Data Center Ordinance – From Attorney Miller, all comments have been reviewed; ordinance has been revised and presented to the Board members. Recommends that in the coming weeks, a draft will be released to the public with comments/revisions, and a clean copy will be sent to the Planning Commissions. One item to discuss is the inclusions of the Bitzer and Lowe properties. The Bitzer property is parcel 26-MI-51.C; the Lowe property is parcel 26-01-113, and Attorney Miller recommends including these two properties in the overlay to ensure the avoidance of spot zoning. He needs direction from the Board on this item. Another item to discuss is whether the Board wants to allow this use as a permitted use or special exception. Attorney Miller recommends treating it as a permitted use, given the level of detail and health and safety provisions in the ordinance. The Township Planner and professional staff has also verbally recommended this. Third, does the Board want to reserve the Board's the ability to grant modifications to the ordinance? Attorney Miller recommends that the data center ordinance be presented as a stand-alone ordinance. Waivers from those requirements would be granted by the Board of Supervisors. From Chairman Naylor, we want a detailed ordinance without the possibility of being challenged in court. The Board met with the Attorney prior to tonight's meeting to get his legal advice and recommendations. Discussion of the above three points followed. Supervisor Kohr thinks that adding the Bitzer and Lowe parcels will minimize future risks/challenges. **Motion by Chairman Naylor, second by Vice Chairman Albright, to include**

the Lowe property (parcel 26-000-01-0113.00-00000) AND the Bitzer property (parcel 26-000-MI-0051.C0-00000). All members voted aye; motion carried. Second – calling it a permitted use creates a more cohesive picture and guidance and allows control by the Township. One question from an audience member, Attorney Miller, outlined the differences between a Special Exception and a Permitted Use. **Motion by Supervisor Kohr, second by Vice Chairman Albright, to amend the draft ordinance to make a data center a permitted use in the overlay district and the regulations by stand-alone ordinance, so the Board would be able to grant some modifications as permitted. All members voted aye; motion carried.** **Motion by Chairman Naylor, second by Supervisor Kohr, to submit the revised ordinance to YCPC and EMTPC for review. All members voted aye; motion carried.** **Motion by Chairman Naylor, second by Vice Chairman Albright, to have a public hearing on Wednesday, April 8, at 6 pm. at Union Fire Hall, 201 York Street, Manchester, on the zoning ordinance (as required by law) and the stand-alone ordinance (a public hearing not required by law but going above and beyond for transparency). All members voted aye; motion carried.**

- Park rules and regulations – should be adopted by ordinance. Draft ordinance prepared and submitted to Rec Board. Rec Board recommends verbiage to include ‘threatening’ wildlife/animals on rule number 12. **Motion by Supervisor Kohr, second by Vice Chairman Albright, to authorize the Solicitor to include the modification to item 12 as discussed/recommended AND to advertise the park rules and regulations ordinance for adoption at the March 10 Board of Supervisors meeting.**

Engineer’s report – Byron Trout

North Sherman Street Extended PennDOT and Township project – meeting last week to coordinate.

Project is out for bid for spring construction. All good.

Willow Springs cul-de-sac –Grant received for \$300K for repaving Willow Springs Ln. This grant is not specifically for the cul-de-sac which was developer funded.

Espresso Way improvements – talked to PennDOT today; they have 9 more days within which to issue a permit.

Public Works Report – Shane Haugh

2024 Liquid Fuels audit – placed on the Township website under “Audits” -- Township passed. Well done.

Turning lane issue at Sheetz isn’t the Township’s fault and is on the developer of Sheetz to fix with a PennDOT permit. He notified them of the issue.

On the turning lane on Canal Road at Locust Point, the yellow flashing arrow has been removed. Now it’s either green or red.

Secretary/Treasurer/Manager’s report – Kristie Masemer

Sewer Authority – minutes from November are the last ones available. The Authority is looking at loan refinancing, depending on rates. Filing for a grant to replace a pump station. William Blanchetti started in January.

Zoning Officer – No ZHB meeting in February. Planning Commission meets on February 24 (likely to review the data center ordinance (if ready in time for review), plus an LD plan of a small building addition for office space by a company named Casella, a waste company who bought out Tiger Trash on Steamboat Blvd.).

Code Enforcement Officer – new codes enforcement officer is doing well so far; welcome Seth!

Recreation Board – Mrs. Masemer called a meeting because there’s a new member. Taught the Rec

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Board members how to run a meeting and deal with any business that is before the Rec Board. How does the Rec Board get information out to the residents? The Rec Board could make a FaceBook page or use Savvy Citizen when/if the Township pursues this option.

SAVVY Citizen notification system – the staff investigated this possibility. The danger is putting too many notices out and the need to set some boundaries. Any update to Savvy Citizen would automatically be put on the website, too. Should we activate Savvy Citizen now or wait until the new website is up and running? Supervisor Kohr and Vice Chairman Albright say wait; that will allow the staff to set guidelines, etc. Perhaps get public feedback on what aspects are good or what to include. Currently, it takes so much staff time to manage the information on the website, and it's been cutting into staff's personal time off. Mrs. Masemer will start to work on some guidelines.

Correspondence

York County Regional Significance in Newberry Township, Love's Truck Stop. York County would benefit greatly from one of these.

Motion by Chairman Naylor, second by Supervisor Kohr, to pay the bills as presented. All members voted aye; motion carried.

Supervisor's comments

Supervisor Dean Kohr – nothing at this time.

Vice Chairman Darryl Albright – nothing at this time.

Chairman David L. Naylor – please notice the difference in building lighting in other areas of the County as compared to the EMTs lighting. Regarding the data center ordinance, Chairman Naylor feels that this document gives the Township robust control and will be defensible in court. Might not get it right the first time, but ordinances are living documents that can be updated at later dates. Kudos to new drivers in the recent snowstorm. Welcome to Seth as Codes Enforcement Officer.

Motion by Chairman Naylor, second by Vice Chairman Albright, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary