

EAST MANCHESTER TOWNSHIP

BOARD OF SUPERVISORS

AGENDA

June 9, 2026, at 6:00 p.m.

1. OPEN MEETING
 - 1.1. Pledge to the Flag
2. APPROVE OR AMEND AGENDA
 - 2.1. June 9, 2026
3. APPROVE OR AMEND MINUTES
 - 3.1. May 12, 2026
4. PUBLIC COMMENTS
5. SPECIAL REQUESTS
 - 5.1. Leg Up Farm request for donation for services they provide to children with special needs and their families.
6. EMERGENCY SERVICES REPORT
 - 6.1. Fire Chief's Report
 - 6.2. York County Regional Police Report
 - 6.2.1. Letter from the Police Chief regarding homeless encampments
 - 6.3. Northeastern York County Emergency Management Agency
7. SUBDIVISION AND LAND DEVELOPMENT PLAN
8. SOLICITOR REPORT
 - 8.1. I-83 Exit 26/Canal Road Betterment Project
 - 8.1.1. First Amendment to Tri-Party Agreement for Regional Way
 - 8.1.2. Deed of Dedication to Regional Way (Future PennDOT R/W)
 - 8.1.3. Deed of Dedication to Regional Way (EMT R/W)
 - 8.1.4. Deed of Dedication Fee Simple and Slope Easement (Regional Way to Bear Rd.)
 - 8.1.5. Deed of Dedication Fee Simple and Slope Easement (Regional Way to Little Conewago Creek)
 - 8.1.6. Temporary Construction Easement
 - 8.2. Motor Technology – 515 Willow Springs Lane Land Development Agreements
 - 8.3. Parcel No. 26-000-MI-0049.E0-00000, 5085 N Sherman St. Ext. and Parcel No. 26-000-MI-0049.D0-00000, Center Street
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

11. MANAGER/SECRETARY/TREASURER'S REPORT

11.1. Northeastern York County Sewer Authority

11.1.1. Accept Resignation of Tyler Kramlick

11.1.2. Northeastern York County Intermunicipal Agreement

11.2. Zoning Officers Report

11.2.1. Zoning Hearing Board – June 25, 2026

11.2.1.1. Appoint Lane Gross to fulfill the Zoning Hearing Board unexpired term expiring on December 31, 2026.

11.2.2. Planning Commission – No June Meeting

11.2.3. Code Enforcement Officer Report

11.2.4. Ordinance Changes – Staff Recommended

11.3. Recreation Board

11.4. Orchard Glen Condominium Association – Cancellation to Replace Trash Service

12. CORRESPONDENCE

12.1. Public Comments

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
June 9, 2026

Present: Chairman David L. Naylor, Vice Chairman Darryl L. Albright, and Supervisor Dean E. Kohr; Attorney Andrew Miller; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kate Snyder; Recording Secretary, and 12 citizens.

At a regular meeting held at the Township building, Chairman Naylor called the meeting to order at 6:00 p.m.

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

Motion by Supervisor Kohr, second by Vice Chairman Albright, to amend the Agenda as follows and to approve the amended agenda: Item 6.2.1 should read “letter from the *police* chief regarding homeless encampments” not the ~~Fire~~ Chief. All members voted aye; motion carried.

Chairman Naylor disclosed that since the meeting of May 12, 2026, the Board met on May 29 regarding the sewer authority’s municipal agreement.

Motion by Vice Chairman Albright, second by Supervisor Kohr, to approve the minutes of the meeting of May 12, 2026. All members voted aye; motion carried.

Public Comments

Nothing at this time.

Special Request

Leg-Up Farm’s request for donation for services they provide to children with special needs and their families -- Are they actually requesting a donation? Not really, just asking Township folks to participate in some of the Farm’s activities/events. Mention this to the Recreation Board for their possible involvement.

Emergency Services Report

Fire Chief’s Report – Chairman Naylor enumerated the many activities that Chief Stevens participates in or covers on behalf of the Township. Chief Stevens noted that the \$400K loss for April was a fire at DHL. The fire company was at Starbucks again for roaster fire, spending another 2-3 hours on a Sunday evening. There was a significant agriculture rescue on Saturday to aid a farmer whose tractor rolled over. It was a tricky situation. The fire company is definitely busy, with dedicated crews to do this good work. From the audience, a resident suggested that the fire company ought to be able to bill a corporate partner’s insurance company for such a fire. This is a work in progress.

February was the last time the Chief received financial information from the Eagle Company. When’s the next time the quarterly donation is to go out? Perhaps July/August. **Motion by Vice Chairman Albright, second by Supervisor Kohr, to inform the Eagle Company that they will not receive another donation from the Township until the Company provides the usual fire reporting information to the Township as previously requested. All members voted aye; motion carried.**

York County Regional Police Report -- Chairman Naylor noted that the last two meetings saw “a vigorous crowd” largely due to the cooperation agreement with ICE. He thinks that there’s a lot of misinformation and misunderstanding surrounding that agreement. Vice Chairman Albright agreed.

From the audience, a resident asked if something can be done about the increasing number of e-bikes that are using the roads and not following the traffic rules.

Letter from the Police Chief regarding homeless encampments – Some local municipalities have adopted/or considering adopting ordinances regarding homeless encampments. However, merely moving encampments from one location to another doesn't solve the underlying issue of homelessness. The police chief is asking several municipalities to take the lead in addressing the problem. Mrs. Masemer drafted a letter of support for those municipalities to sign to urge the York County Commissioners to take action at a regional level and apply for grants. **Motion by Chairman Naylor, second by Vice Chairman Albright to sign the letter and send it to the other municipalities for signatures. All members voted aye; motion carried.** Further, Mrs. Masemer will send the draft of the letter to all other municipalities to see if there's any interest in any support/participation from those entities.

Northeastern York County Emergency Management agency -- there was a meeting on June 1 about the pending start-up of TMI. Preparations are getting underway to be ready in the event of an emergency.

Land Development/Subdivision – Nothing at this time.

Solicitor's report – Attorney Andrew Miller

- I-83 Exit 26/Canal Road Betterment Project -- Discussion was held on the status of the project and signatures. Not critical for the Board to approve any of the agreements this evening. Discussion was held on Hillwood's requests. Is the Board satisfied with the Tri-Party Agreement, at least in concept? Yes. Attorney Stacy MacNeal was present and gave an update on the progress so far. She noted that Manchester Township approved their parts of the agreements at a meeting tonight. A representative on behalf of NorthPoint hopes to have papers signed within the next week. To have action on this in July, the following will need to be in place: 1) CRPB amendment signatures; 2) Exit 26 legal description; 3) release of mortgage liens; and 4), signed originals of the agreements.
 - First Amendment to Tri-Party Agreement for Regional Way
 - Deed of Dedication to Regional Way (future PennDOT ROW)
 - Deed of Dedication to Regional Way (EMT ROW)
 - Deed of Dedication Fee Simple and Slope Easement (Regional Way to Bear Road)
 - Deed of Dedication Fee Simple and Slope Easement (Regional Way to Little Conewago Creek)
 - Temporary Construction Easement
- Motor Technology, 515 Willow Springs Lane, Land Development Agreements – no comments from the applicants to the language of the Developer's Agreements, but the applicant will provide the proper names to be included in the agreements. **Motion by Chairman Naylor, second by Vice Chairman Albright, to approve the agreements for Motor Technology, 515 Willow Springs Lane. All members voted aye; motion carried.**
- 5085 North Sherman Street Ext (parcel #26-000-MT-0049.E0-00000; and Center Street (parcel #26-000-MI-0049.D0-00000 – Mrs. Masemer presented the facts of the issue: part of the Vice Chairman Albright's driveway is on the Township's property. Vice Chairman Albright will pay the costs associated with this correction. Attorney Miller said that the simplest way to deal with this would be to prepare a cross-easement agreement. **Motion by Chairman Naylor, second by Supervisor Kohr, to approve Attorney Miller's drafting a cross-easement agreement, including a simple sketch plan by Mr. Trout, for 5085 North Sherman St. Ext. Two members voted aye; Vice Chairman Albright abstained. Motion carried.**

Engineer's report – Byron Trout

North Sherman Street Ext PennDOT and Township project – still in PennDOT's hands.

Willow Springs cul-de-sac – still figuring out what kind of gate. If a siren-activated gate is requested, electricity must be run to the site, as Mr. Haugh is concerned that a solar-powered gate won't get enough sunlight to adequately charge the gate.

Espresso Way improvements – still a work in progress. Waiting for signatures on the Temporary Construction Easements from Kinsley and Ollies.

Public Works Report – Shane Haugh

Why no "right turn on red" at Canal Road and Locust Point? Sight distance issues. Tractor trailers can't make the turn in time and therefore the on coming traffic (because they are speeding) come close to hitting them.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – Nothing notable in the May's minutes. **Motion by Chairman Naylor, second by Supervisor Kohr, to accept, with regret, the resignation of Tyler Kramlick from the Sewer Authority, due to his moving out of the area. All members voted aye; motion carried.**

Two individuals have shown interest in the open position, hooray!

Northeastern York County Intermunicipal Agreement -- Attorney Miller suggested that the June 22 meeting will be postponed until July, and what would the Board like to ask the Authority to be ready to present at that meeting? **Motion by Supervisor Kohr, second by Vice Chairman Albright to move forward, having Attorney Miller to contact Attorney Ruth (representing the Sewer Authority) to request that the meeting on June 22 be postponed until July 27 AND to request additional information to be provided at that meeting or to be in attendance at the townships July 14th board meeting. All members voted aye; motion carried.**

Zoning Officer – No Planning Commission meeting in June. The Zoning Hearing Board will meet on June 25. **Motion by Vice Chairman Albright, second by Chairman Naylor, to approve appointing ZHB alternate Lane Gross to fulfill the member term that will expire at the end of December 2026. All members voted aye; motion carried.**

Code Enforcement Officer – good report from Ms. Snyder on the Code Enforcement Officer's job performance

Staff recommended ordinance changes -- Mrs. Masemer provided a list of ordinance changes that the staff recommends:

One definition section if possible

Accessory structure for roadside stands

Animals other than domestic animals -- structure

Queuing area for industrial sites (for Township personnel especially)

Define truck or bus terminal use; requiring office space

Review: multiple access/security areas with siren-activated gates OR another guard shack

Basketball hoops – current ordinance can't enforce hoops on the street (police have to enforce) – add "street"

Fire lanes – internally connected within development/site

Signs – no requirement to have a business have an attached sign advertising the business; plus change the permanent signs chart

add Fire Chief to Knox Box enforcement, not Codes Enforcement Officer

The list will be provided to the Board members for their review and discussion in July. Might be a good

June 9, 2026

Page 3 of 4

idea to have a joint meeting between the Supervisors and the Planning Commission for discussion.

Recreation Board – Nothing to report.

Orchard Glen Condominium Association – cancellation to replace trash service – the Association sent a notice to the Township indicating that it's cancelling the trash service and getting another collector. According to the agreement, this is permissible. From the audience, the president of the Condo Association, Steve Garland, noted that the Association will have different trash service by July 1. From Mr. Garland, kudos to Mrs. Masemer for all her help and hard work; she's a good representative of the Township.

Correspondence – Nothing at this time.

Public comments

Troy Rentzel commented that e-bikes are rampant in his neighborhood, trespassing, and the police department has not been helpful in this instance. He'd like to make that area inaccessible by blocking it off. Mrs. Masemer suggested a gate since there's a utility easement there that must be accessible. The Township will do some research into this matter and get back to Mr. Rentzel.

Bob Nace asked if the DCED meeting will be held here (yes) and if it is public (no). Will the three Supervisors attend that meeting? Yes, and it doesn't violate the Sunshine Law because they won't be voting on anything.

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

Supervisor's comments

Supervisor Dean Kohr – still struggling with requests for rezoning (Musser property). He's not inclined to approve such a request.

Vice Chairman Darryl Albright – represented the Township at the memorial day service. He volunteers with Team Rubicon and participated in the May 29 activity in conjunction with Peach Bottom, 17 state and local agencies involved; sheltering drill. Interesting activity. His goal of creating a mission statement is in the works. Still getting fallout posts from the data center ordeal. Hear this: the Township has no knowledge of a data center plan being presented to the Township.

Chairman David L. Naylor – nothing at this time.

Motion by Chairman Naylor, second by Supervisor Kohr, to recess to Executive Session for personnel discussion. All members voted aye; motion carried. The meeting *recessed* at 8:18 p.m.

Motion by Chairman Naylor, second by Vice Chairman Albright, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary