

PUBLIC MEETING AGENDA

August 28, 2025

I. CALL TO ORDER

II. PUBLIC COMMENT

The Chairperson will entertain comments from the public regarding any matter not scheduled for discussion on the agenda.

III. APPROVAL OF MINUTES

- A. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the July 24, 2025, Public Meeting as presented.
- B. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the July 24, 2025, Public Hearing as presented.

IV. OPEN FLOOR DISCUSSION

None

V. OLD BUSINESS

- A. DANGEROUS BUILDING UPDATE: Solicitor Herrold and Zoning Officer Sampere will update the Board on the dangerous building located at 4320 West Market Street.

VI. NEW BUSINESS

- A. ZONING ORDINANCE TEXT AND MAP AMENDMENT FOR PROPOSED PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY ZONE: Motion to authorize Township staff to forward the proposed Zoning Ordinance text and map amendment for the proposed Planned Residential Development (PRD) Overlay Zone to the York County Planning Commission and to the West Manchester Township Planning Commission for their review and comments. Staff also requests permission for the Township Solicitor to advertise a public hearing for the proposed Zoning Ordinance text and map amendment.
- B. GOLDEN EAGLE FENCE ISSUE: Motion to approve, revise, table or deny allowing the property owners at 1957 Golden Eagle Drive to apply for and receive a waiver from the Board to allow their existing fence to be replaced in the 10' wide utility easement.

- C. T-871 FINANCIAL SECURITY RELEASE REQUEST: Motion to approve, revise, table or deny a request from the Ferber Company to release the remaining \$140,959.16 financial security bond #211522 associated with their portion of the public improvements for the Wawa project located at 4535 West Market Street. Dawood Engineers has reviewed the request, performed an inspection and recommends releasing \$87,660.85 and retaining \$53,298.31.
- D. T-900 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 1763 COLONY ROAD COMMERCIAL: Motion to approve, revise, table or deny a preliminary/final land development plan depicting a proposed 96,768 sq. ft. flex-space building and related improvements on a vacant 6.75-acre tract of land located at 1763 Colony Road (Tax Map: JH; Parcel: 0056T) in the Light Industrial Zone. *The Applicant's Engineer requests that this plan be tabled to the September 25, 2025 Board of Supervisor's meeting.*
- E. RESOLUTION 25-11 RATIFICATION: Motion to ratify Resolution 25-11, a resolution of the Board of Supervisors approving the adoption of the West Manchester 2035, the Comprehensive Plan of West Manchester Township.
- F. TEFRA RESOLUTION 25-12: Motion to approve, revise, table or deny Resolution 25-12, a resolution to permit Albright Care Services to avail itself of tax-exempt financing for a project.
- G. RESOLUTION 25-02 FEE SCHEDULE UPDATE: Motion to approve, revise, table or deny a request an update to Resolution 25-02, to add the new fees for HRG Engineering.
- H. ZONING ORDINANCE REVISION PROPOSAL: Motion to approve, revise, table or deny a proposal from HRG to update the zoning ordinance in accordance with the direciton provided in the revised comprehensive plan.
- I. HANDICAP PARKING REQUEST: Motion to approve, revise, table or deny a request for a handicapped parking designation for the property located at 1871 Hayward Road. The police department has reviewed the request and has recommended for approval. Staff recommends the Board authorize the Township Solicitor prepare and advertise an Ordinance to be considered at the September 2025 meeting.
- J. CONCORD PUBLIC FINANCIAL FINANCING AGREEMENT: Motion to approve, revise, table or deny entering into an agreement with Concord Financial to provide information and a financial analysis of the debt service and advice on how to move forward with the renovations and addition to the police department project. Total cost for this proposal is \$22,000.00. \$2,500.00 will be due at signing with the additional \$19,500.00 only payable if the Township decides to move forward.

- K. SALARY ADJUSTMENT: Motion to approve, revise, table or deny a salary adjustment for a full-time employee in the police department.
- L. YORK COUNTY CONVENTION: Motion to approve, revise, table or deny authorizing Kelly Kelch and Laura Mummert to attend the York County Convention on October 29, 2025.
- M. SETTLEMENT AGREEMENT: Motion to ratify the previously proposed settlement agreement which was denied by the complainant between the Township and Ms. Rhonda Lucky.
- N. IMPACT FEE AGREEMENT: Motion to approve, revise, table or deny entering into an impact fee agreement with the York County Agricultural Society. The Board was provided a draft copy of this agreement for their review.
- O. REPORT ON 2075 TAXVILLE ROAD BUILDING: Zoning Officer Sampere and Solicitor Herrold will report to the Board their findings for a possible dangerous building located at 2075 Taxville Road.

VII. ADMINISTRATIVE REPORTS

- A. RECREATION DIRECTOR
- B. FINANCE DIRECTOR
- C. FIRE CHIEF
- D. POLICE CHIEF
- E. TOWNSHIP MANAGER
- F. ENGINEER
- G. ZONING OFFICER
- H. SOLICITOR
- I. PUBLIC WORKS DIRECTOR

VIII. BILLS

- A. MOTION TO PAY BILLS

IX. ADJOURNMENT

- A. MOTION TO ADJOURN