

PUBLIC MEETING AGENDA

March 23, 2023

I. CALL TO ORDER

II. PUBLIC COMMENTS

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 February 23, 2023, Regular Public Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. UNFINISHED BUSINESS

- A. T-872 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PROPOSED RETAIL BUILDING AND DRIVE-THRU/FAST FOOD RESTAURANTS FOR WEST MANCHESTER TOWN CENTER: This plan is to depict the proposed construction of a retail building and two (2) drive-thru restaurants with associated parking, access drives and stormwater management as part of a shopping center located on the 2.34-acre residual Lot 4 of West Manchester Town Center in the Regional Commercial Zone.
- B. COMP PLAN/ZONING ORDINANCE UPDATE: This item was tabled from the February Board meeting to allow time to ask follow-up questions of the applicants. Discussion by the Board if additional information is still needed, or to take action on selecting a consultant for the Township Comp Plan/Zoning Ordinance update.

VI. NEW BUSINESS

- A. ORDINANCE 23-03 FIREFIGHTER TAX CREDIT: Motion to approve, revise, table or deny approval of Ordinance 23-03, tax credit for Township volunteer firefighters as described in the criteria of the Ordinance.
- B. ROAD CLOSURE: Motion to ratify the road closure that occurred on N. Forrest St. for road restoration from gas line crossings. This closure occurred on March 10th, 2023, and on March 13th to the 17th, 2023.
- C. ROAD CLOSURE REQUEST: Motion to approve, revise, table or deny a road closure request from Mr. Brian Singer of BLM Construction to close Hoffman Lane on July 28, 2023, from 2 to 6 pm for a contractor appreciation event. The applicant will notify adjoining properties and provide barricades for the street.

- D. ROAD CLOSURE REQUEST: Motion to approve, revise, table to deny a road closure request from Chief Laughman for the 111th Annual York County Firefighters Association Convention parade on Saturday, August 12th, 2023, from 11:45 a.m. until 3 p.m. Roads affected will be:
- Loucks Rd. (from Carlisle Rd. to Taxville Rd.)
 - Taxville Rd. (from Greenwood Rd. to Bannister St.)
 - White St. (from N. Oxford St. to Bannister St.)
 - White St. (from Carlisle Commerce Center Entrance to Bannister St.)
- E. T-875 PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR WESTGATE CAMPUS PHASE 2 PROPOSED PROFESSIONAL OFFICE BUILDINGS: Motion to approve, revise, table or deny a preliminary subdivision plan creating six (6) additional lots and a preliminary land development plan depicting four (4) office buildings located along the proposed extension of Westgate Drive in the Professional Office Zone. The properties will be served by public water and public sanitary sewer.
- F. T-870 REVISED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN & SURETY ESTABLISHMENT FOR PROPOSED CAR WASH FACILITY FOR BLM ASSETS, INC.: Motion to approve, revise, table or deny a revision to a preliminary final land development plan that depicts the construction of a proposed car wash and associated improvements on a 1.366-acre parcel (Lot 13 created by a separate subdivision plan) located at 715 Town Center Drive in the Regional Commercial Zone. This plan was conditionally approved by the Board of Supervisors on August 25, 2022; however, the applicant has made changes to the plan to include: an outdoor play area, exit drive onto Haviland Road and a relocated access onto the mall's ring road. Stormwater management revisions have also been submitted and reviewed by the Township Engineer. The provided financial surety estimate is \$226,495.50.
- G. POLICE & EMERGENCY SERVICES AWARD MEETING: Discussion by the Board and staff for dates to hold this event in May.
- H. AMENDING THE AGENDA: Motion to approve, revise, table or deny amending the March 23, 2023 Board of Supervisors agenda to include the two items below for action.
- I. ALLOCATION OF FUNDS: Motion to approve, revise, table or deny staff request to allocate \$25,000 from the sewer fund for a potential legal matter.
- J. BID AWARD FOR POLE BUILDING AND ANNEX: Discussion and approval on awarding the public works pole building and annex to the lowest bidder which was A.K. Petersheim Builders, LLC, in the total amount of \$215,000.00.

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