

PUBLIC MEETING AGENDA

March 26, 2026

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 February 26, 2026, Public Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- A. STORMWATER EASMENT ENCROACHMENT: Ms. Angela Lawson of 2298 Heather Road, would like to address the Board on the previously agreed upon stormwater easment encroachment.
- B. ICE 287 (g) AGREEMENT: Discussion and motion to approve, revise, table or deny entering into an agreement with ICE 287 (g). Chief Snyder will discuss this matter with the Board.
- C. RESOLUTION 26-10 PLAN REVISION FOR NEW LAND DEVELOPMENT SEWER PLANNING MODULE FOR T-895 PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR STEVE AND KAREN WASHINGTON: Motion to approve, revise, table or deny Resolution 26-10, a sewer planning module submitted for the preliminary subdivision and land development plan for Steve and Karen Washington which proposes public sanitary sewer extension for ten (10) new residential single family dwelling lots located at the corner of Taxville Road and Baker Road. The sewer planning module proposes 10 EDUs. HRG and the West Manchester Township Planning Commission have reviewed the sewer planning module and recommend the Board of Supervisors adopt the resolution and forward the planning module to the Pennsylvania Department of Environmental Protection.

- D. T-902 PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE LEARNING EXPERIENCE: Motion to approve, revise, table or deny a preliminary/final depicting a subdivision creating two (2) parcels and to depict the land development of the parcels creating a 10,000 square foot commercial day care facility with associated parking, landscaping and stormwater management on proposed Lot 1 and the land development of a 6,000 square foot office building with associated parking, landscaping and stormwater management on proposed Lot 2. Proposed Lot 1 is located in the Professional Office Zone and R-2 Residential Zone. Proposed Lot 2 is located in the Professional Office Zone. The project is located along the 1900 block of Kenneth Road. The public improvements financial security estimate has been reviewed by Dawood Engineers and HRG. The Township Engineer recommends the Board of Supervisors require financial security in the amount of \$873,810.00.
- E. T-880 FINAL LAND DEVELOPMENT PLAN FOR STOLTZFUS – W MARKET ST FINANCIAL SECURITY ESTIMATE: Motion to approve, revise, table or deny a financial security estimate for the public improvements associated with the conditionally approved final land development plan for Stoltzfus located at 4380 West Market Street in the Local Commercial Zone. HRG has reviewed the updated public improvements estimate and recommends the Board of Supervisors require the applicant provide financial security in the amount of \$467,338.00.
- F. T-899 FINAL LAND DEVELOPMENT PLAN FOR SHEETZ STORE #255 SURETY RELEASE REQUEST: Motion to approve, revise, table or deny a request from Kayley Ritchey of Sheetz, Inc. to release the financial security letter of credit #1053006718. Dawood Engineers and HRG have reviewed the request and recommend the Board of Supervisors retain \$23,270.00.
- G. YORK FAIR AGREEMENT: Motion to approve, revise, table or deny the fair share agreement between West Manchester Township and the York Fairgrounds.
- H. RESOLUTION 26-11 DECLARATION OF SEVERE WEATHER EMERGENCY: Motion to ratify Resolution 26-11, declaring a severe weather emergency on March 16th, 2026, beginning at 12 p.m. and ending at 12 a.m.
- I. LIQUOR LICENSE TRANSFER HEARING: Motion to approve, revise, table or deny allowing the Township Solicitor to advertise for a public hearing to consider a transfer of liquor license request from Wawa located at 4535 West Market Street. This would take place prior to the April Board meeting scheduled on April 23rd.
- J. APPLICATION FOR PAYMENT: Motion to approve, revise, table or deny a request for Payment #2 from Wexcon, LLC in the amount of \$46,801.70. This is for the 2025 Sewer Manhole Rehabilitation Project.
- K. APPLICATION FOR PAYMENT: Motion to approve, revise, table or deny a request for Payment #2 from Mr. Rehab, LLC in the amount of \$146,348.92. This is for the 2025 Sewer Pipe Rehabilitation Project.

- L. APPLICATION FOR PAYMENT: Motion to approve, revise, table or deny a request for Payment #3 from Mr. Rehab, LLC in the amount of \$71,278.50. This is for the 2025 Sewer Pipe Rehabilitation Project.

- M. MARKET STREET PUMP STATION FORCE MAIN LINING PROJECT: Motion to approve, revise, table or deny to authorization for the Township to sign an agreement contract with HRG for the design and construction services for the Market Street Pump Station force main lining project at a cost of \$89,900.00. If approved, the cost of the project will be taken from the sewer fund.

- N. HAYDEN HEIGHTS STORMWATER ISSUE: Discussion and action by the Board regarding a stormwater issue at 3 Hayden Heights Road. HRG has prepared an estimate to fix the issue at an estimated cost of \$70,000.00.

- O. AMENDING RESOLUTION 22-11 TRAFFIC SIGNAL MAINTENANCE AGREEMENT
Motion to approve, revise, table or deny amending Resolution 22-11, traffic signal maintenance agreement to update a change to the Contractor Company which was PA PERCS, Inc. to Signal Service, Inc.; and update all contact information where needed.

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