

PUBLIC MEETING AGENDA

May 28, 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 April 23, 2026, Public Meeting as presented.
- B. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the April 23, 2026, Public Hearing as presented.
- C. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the May 12, 2026, Special Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- A. ACCEPTANCE OF RESIGNATION: Motion to approve, revise, table or deny accepting the resignation request from Supervisor George Margetas due to his newly appointed position as State Representative.
- B. BOARD OF SUPERVISORS VACANCY: Motion to appoint _____ to the vacant Supervisor position due to the resignation of former Supervisor George Margetas. This individual will fill the vacancy immediately until the term end date of December 31, 2027.
- C. ORDINANCE 26-03 AMENDING THE CODE OF WEST MANCHESTER TOWNSHIP: Motion to approve, revise, table or deny Ordinance 26-03, adoption of the proposed text amendment of West Manchester Township. Specifically amending the administrative portions of the Township subdivision and land development ordinance.

- D. 99 HOKES MILL ROAD REZONING REQUEST: Motion to approve, revise, table or deny a request from Township staff to forward a rezoning request for a 0.63-acre parcel located at 99 Hokes Mill Road (Tax Map: 04; Parcel: 0374) to the West Manchester Township Planning Commission and the York County Planning Commission for review, comments and recommendations. Township staff also requests the Board allow the Township Solicitor advertise the rezoning request and set a public hearing date.
- E. T-907 FINAL PHASE 1 SUBDIVISION AND LAND DEVELOPMENT PLAN FOR ESTATES AT HONEY RUN AND FINANCIAL SECURITY ESTIMATE: Motion to approve, revise, table or deny phase 1 of a final subdivision and land development plan for the Estates at Honey Run depicting the creation of 35 single family residential lots and 2 homeowners association lots containing open space and stormwater management facilities, associated roads and sidewalks located along the south side of Baker Road near the intersection with Sunset Lane. (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The project will be served by public water and public sanitary sewer. A sewer planning module exemption mailer was submitted as part of the previously conditionally approved preliminary subdivision and land development plan. HRG has reviewed the financial security estimate and recommends the Board of Supervisors require surety in the amount of \$4,037,504.00.
- F. T-908 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR RAISING CANE'S RESTAURANT AND DRIVE-THRU AND FINANCIAL SECURITY ESTIMATE: Motion to approve, revise, table or deny a preliminary/final land development plan depicting the demolition of the existing Lyndon Diner and redevelopment of the property located at 1353 Kenneth Road (Tax Map: JH; Parcel: 0054C) for the proposed 3,432 sq. ft. Raising Cane's restaurant with drive-thru, outdoor seating, associated parking and underground stormwater management in the Regional Commercial Zone. The project will be served by public water and public sanitary sewer. The plan proposes 6 EDUs. HRG has reviewed the financial security estimate and recommends the Board of Supervisors require surety in the amount of \$852,998.00.
- G. T-854 FINANCIAL SECURITY RELEASE REQUEST: Motion to approve, revise, table or, deny a request from Brian Johnson, Kinsley Properties Land Development Manager to release the remaining financial security of \$11,632.00 being held for the project at 400 South Salem Church Road. HRG has reviewed the request and recommends the Board of Supervisors release financial security in full.
- H. T-871 FINANCIAL SECURITY RELEASE REQUEST: Motion to approve, revise, table or deny a request from Kathryn Cornforth, PE, Real Estate Engineering Project Manager for Wawa to release the performance bond #107806958 valued at \$1,800.00 related to Wawa's portion of the subdivision and land development project. Ms. Cornforth is also requesting that any remaining escrowed funds held by the Township for the project be released. HRG has reviewed the request and recommends the Board of Supervisors release financial security in full.

I. PROPOSED EASEMENT AGREEMENTS: Motion to approve, revise, table or deny the following proposed structure in an easement requests. The Township Engineer has reviewed the requests and recommends placement within the easement be approved. The Township Solicitor has prepared the easement agreement. If authorized by the Board, the agreement will be recorded at the Recorder of Deeds' office after being signed by the property owners, prior to a permit being issued for the structure.

1. 1912 White Street Fence in Easement
2. 1863 Golden Eagle Drive Fence in Easement
3. 1827 Golden Eagle Drive Shed in Easement

J. REJECTION OF BID: Motion to approve, revise, table or deny a recommendation from the Township Engineer to reject the bid contract from Stewart & Tate, Inc. for the Maintenance and Emergency Contract (Excavation) due to irregularities found on the submitted bid document.

K. TOWNSHIP POLICE OFFICER HEART AND LUNG REQUEST: Motion to approve, revise, table or deny a request for Heart and Lung benefits from a West Manchester Township Police Officer from the period of December 12, 2025, to April 1, 2026.

L. AUTHORIZATION TO SELL ACCESS VEHICLE: Motion to approve, revise, table or deny a request from the public works director to sell the decommissioned recreation truck on Municibid.

M. FMLA EXTENDED LEAVE REQUEST: Motion to approve, revise, table or deny a request from a Township Public Works employee to extend their FMLA leave beyond the twelve (12) weeks mandated through the FMLA Act. The time requested is for an extra ten (10) days of unpaid leave.

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