

PUBLIC MEETING AGENDA

November 13, 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 Public Hearing minutes from the October 23, 2025, Public Hearing Meeting as presented.
- B. APPROVAL OF MINUTES: Motion to approve or modify the Public Meeting minutes from the October 23, 2025, Public Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. OLD BUSINESS

- A. 2298 HEATHER ROAD STORMWATER EASEMENT ENCROACHMENT REQUEST: Motion to approve, revise, table or deny a request from Angela Lawson of 2298 Heather Road to encroach into the 10' wide stormwater easement along the side property line for the installation of a shed on a stone pad. The proposed encroachment would be for one corner of the shed pad at approximately 30 square feet into the stormwater easement. If the encroachment is authorized by the Board of Supervisors, the property owner must sign an easement agreement to be recorded at the Recorder of Deeds' office memorializing the agreement prior to obtaining a permit for the shed and stone pad installation. *This item was tabled at the October 2025 Board Meeting at the request of the applicant.*

VI. NEW BUSINESS

- A. ORDINANCE 25-07 ZONING ORDINANCE AMENDMENT REQUEST: Motion to approve, revise, table or deny Ordinance 25-07, amending the code of West Manchester Township and the "Zoning Map of West Manchester Township" to add a residential development overlay zone. This would pertain to parcels located in the regional commercial zone along Town Center Drive in the Township.

- B. T-895 REVISED PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR STEVE & KAREN WASHINGTON TAXVILLE ROAD – Motion to approve, revise, table or deny a revised preliminary subdivision and land development plan of a 29.88-acre parcel to create eleven (11) single-family detached dwelling lots located at the corner of Taxville Road and Baker Road in the Rural Residential Zone. The development proposes a combination of gravity and forced (grinder pumps) for public sanitary sewer collection for 10 new residential lots.
- C. T-858 COTTONTAIL SOLAR 2 (HOKES 1) DECOMMISSIONING FINANCIAL SECURITY ESTIMATE – Motion to approve, revise, table or deny a decommissioning financial security estimate for the Cottontail Solar 2 (Hokes 1) project in the amount of \$763,463 which is the future value of the net decommissioning cost in 25 years, from 2024. Dawood Engineers has reviewed this estimate and recommends the Board of Supervisors accept this decommissioning value. As required by §150-357.4.O.3 this estimate should be revisited in 5 years.
- D. T-859 COTTONTAIL SOLAR 1 (BAIR) DECOMMISSIONING FINANCIAL SECURITY ESTIMATE – Motion to approve, revise, table or deny a decommissioning financial security estimate for the Cottontail Solar 1 (Bair) project in the amount of \$966,289 which is the future value of the net decommissioning cost in 25 years from 2024. Dawood Engineers has reviewed this estimate and recommends the Board of Supervisors accept this decommissioning value. As required by §150-357.4.O.3 this estimate should be revisited in 5 years.
- E. T-860 COTTONTAIL SOLAR 8 (HOKES 2) DECOMMISSIONING FINANCIAL SECURITY ESTIMATE – Motion to approve, revise, table or deny a decommissioning financial security estimate for the Cottontail Solar 8 (Hokes 2) project in the amount of \$568,880 which is the future value of the net decommissioning cost in 25 years from 2024. Dawood Engineers has reviewed this estimate and recommends the Board of Supervisors accept this decommissioning value. As required by §150-357.4.O.3 this estimate should be revisited in 5 years.
- F. 2026 GENERAL FUND BUDGET: Presentation of the Final Draft of the 2026 Budget. Motion to approve, revise, table or deny advertising for the adoption of the 2026 General Fund Budget at the December 18, 2025, Board meeting.
- G. AUTHORIZE ADVERTISEMENT FOR RE-ORGANIZATIONAL MEETING AND AUDITOR’S MEETING: Motion to approve, revise, table or deny authorizing staff to advertise the Re-Organizational meeting for 2026 as January 5th at 7:30 a.m. and to authorize the advertisement of the Township Auditor’s meeting as January 6th at 4 p.m.

- H. RESOLUTION 25-14 APPOINTMENT OF CPA FOR 2025 AUDIT: Motion to approve, revise, table or deny Resolution 25-14, appointing Maher Duessel, CPA, a firm of certified or competent public accountants to replace the elected auditors and to make examination of all the accounts of West Manchester Township for the fiscal year of 2025.
- I. RESOLUTION 25-15 LOCAL SHARE ASSESMENT GRANT: Motion to approve, revise, table or deny Resolution 25-15, designating Steven Harlacher and Kelly Kelch as official(s) to execute all documents and agreements between West Manchester Township and Commonwealth Financing Authority for the Local Share Grant for the Potomac Avenue Drainage Improvement project.
- J. RAINBOW CIRCLE PHASE 3 STORMWATER PROJECT BID AWARD: Motion to approve, revise, table or deny awarding Wexcon, Inc. the bid for the Rainbow Circle Phase 3 Stormwater Project in the amount of \$112,435.00.

VII. ADMINISTRATIVE REPORTS

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

VIII. BILLS

- A. MOTION TO PAY BILLS

IX. ADJOURNMENT

- A. MOTION TO ADJOURN