

PUBLIC BOARD MEETING MINUTES

October 23, 2025

Chairman Harlacher called the meeting to order at 9:47 p.m.

ATTENDANCE:

Supervisors Present:

Steven Harlacher - Chairman
Ron Ruman – Vice Chairman
George Margetas – Supervisor

Staff Present:

Kelsey Paul – Parks & Recreation Director
Clif Laughman – Fire Chief
John Snyder – Police Chief
Kelly Kelch – Township Manager
Rainer Niederoest – Township Engineer
Ryan Cummings – Sewer/Stormwater Engineer
Rachelle Sampere – Zoning & Codes Officer
Andrew Herrold – Solicitor
Laura Mummert – Stenographer
Rich Shaw – Public Works Director

Staff Absent:

Keith Whittaker – Finance Director

CALL TO ORDER:

- A. The Pledge of Allegiance was recited.
- B. Chairman Harlacher announced an executive session took place prior to the meeting to discuss personnel matters.

PUBLIC COMMENT:

- A. Mr. Randy Drais, 1860 Hayward Road, came to express his concerns to the Board about the SPCA and their current leadership. He urged the Board to read the details of the Animal Housing Agreement for 2026 that was on the agenda for consideration. He felt that the SPCA was not being transparent and had a lot of conflicting statements in other meetings that he was present. The Board thanked him for his concerns and bringing this information to their attention.

APPROVAL OF MINUTES:

- A. The minutes of the September 25, 2025, Public Meeting were provided for approval. Motion to approve the Public Meeting Minutes of September 25, 2025, as presented.

MOTION: G. Margetas
SECOND: R. Ruman
MOTION PASSED UNANIMOUSLY

OPEN FLOOR DISCUSSION:

- A. None

OLD BUSINESS:

- A. None

NEW BUSINESS:

- A. ORDINANCE 25-05 HANDICAP PARKING REQUEST: Motion to approve Ordinance 25-05, a handicap parking request for 1018 West Locust Street. The police department has made a recommendation to approve this, and the Ordinance has been properly advertised.

MOTION: R. Ruman
SECOND: S. Harlacher
MOTION PASSED UNANIMOUSLY

- B. ORDINANCE 25-06 ZONING ORDINANCE AMENDMENT REQUEST (DATA CENTERS): Motion to approve Ordinance 25-06, amending the code of West Manchester Township and the “Zoning Map of West Manchester Township” to include within the data center overlay zone. This would pertain to the parcels located to the North of West Market Street (SR 0030) and to the South of South Salem Church Road. Vice Chairman Ruman addressed the residents to thank them for their comments and questions. He informed them that this was only the first step, and that many more public meetings will occur in the future for the land development plans, etc. Chairman Harlacher echoed his comment and reiterated that the current land owner wishes to sell the land no matter what comes in there. Supervisor Margetas also thanked the residents for attending.

MOTION: G. Margetas
SECOND: R. Ruman
MOTION PASSED UNANIMOUSLY

C. 2298 HEATHER ROAD STORMWATER EASEMENT ENCROACHMENT

REQUEST: Motion to table 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.

MOTION: R. Ruman

SECOND: G. Margetas

MOTION PASSED UNANIMOUSLY

D. TRUNK OR TREAT" ROAD CLOSURE REQUEST: Motion to approve a request from the Township Fire Department to close Hempfield Drive between Loman Avenue and Sparrow Drive on October 31st from 6 to 8 pm.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

E. ROAD CLOSURE RATIFICATION: Motion to ratify a road closure request for Haviland Road that was closed on October 22, 2025, for repaving after a water main repair and replacement.

MOTION: R. Ruman

SECOND: G. Margetas

MOTION PASSED UNANIMOUSLY

F. 2026 STRAY ANIMAL HOUSING AGREEMENT: Motion to approve entering into the 2026 Stray Animal Housing Agreement between the Township and the SPCA at a cost of \$16,330.00. Vice Chairman Ruman acknowledged Mr. Drais's concerns for the contract but informed the residents that the SPCA does do a lot for the animals and at this time the Township does not have any other option for animal housing in York County.

MOTION: R. Ruman

SECOND: S. Harlacher

MOTION PASSED UNANIMOUSLY

G. T-900 FINANCIAL SECURITY ESTIMATE AND SCREENING FOR FINAL LAND DEVELOPMENT PLAN FOR 1763 COLONY ROAD – Motion to approve the financial security estimate submitted by Landworks Civil Design, LLC in the

amount of \$1,610,600.00 for the final land development plan and to use Picea Abies and Picea Glauca in addition to the existing trees for screening at the west edge of the property adjacent to the residential zone. Dawood Engineers has reviewed both requests and recommends the amount of \$1,610,600.00.

MOTION: G. Margetas

SECOND: S. Harlacher

MOTION PASSED UNANIMOUSLY

ADMINISTRATIVE REPORTS:

- A. RECREATION DIRECTOR: Director Paul's report was reviewed. No further questions.
- B. FINANCE DIRECTOR: Director Whittaker's report was reviewed. No further questions.
- C. FIRE CHIEF: Chief Laughman's report was reviewed. Chief Laughman thanked the volunteer fire members for their help during fire prevention month. No further questions.
- D. POLICE CHIEF: Chief Snyder's report was reviewed. No further questions.
- E. TOWNSHIP MANAGER: Manager Kelch's report was reviewed. Manager Kelch announced that the Board was given a draft copy of the proposed 2026 General Fund budget. This item will be on the agenda in November for advertising and be available for the public to view beginning after the November meeting. Manager Kelch also echoed the Board and Solicitor Herrold's comments with thanking the residents for a civil and productive public hearing. No further questions.
- F. TOWNSHIP ENGINEER: Engineer Niederoest report was reviewed. No further questions.
- G. SEWER/STORMWATER ENGINEER: Engineer Cummings report was reviewed. There were no questions.
- H. ZONING OFFICER: Officer Sampere's report was reviewed. Officer Sampere announced that the owner of the dangerous building located at 2075 Taxville Road was currently fixing the issues to bring the building into compliance. No further questions.
- I. SOLICITOR: Solicitor Herrold's report was reviewed. There were no questions.
- J. PUBLIC WORKS DIRECTOR: Director Shaw's report was reviewed. No further questions.

STORMWATER MANAGEMENT/MS4

Zoning Officer Sampere noted that the Township's MS4 Storm Water Inspector is available Monday through Friday 8 a.m. to 4:30 p.m. to answer any questions related to storm water management.

BILLS: Motion to pay bills as presented:

<u>FUNDS</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>
General Fund	37623-37744	\$ 655,923.73
Liquid Fuels	1731-1744	\$ 6,402.32
Sewer Fund	6694-6729	\$ 932,764.57
Payroll #21 Pay Ending 10/04/25	Paytime Vouchers	\$ 158,735.44
Payroll #22 Pay Ending 10/18/25	Paytime Vouchers	\$ 154,395.72

MOTION: G. Margetas
SECOND: R. Ruman
MOTION PASSED UNANIMOUSLY

ADJOURNMENT:

Motion to adjourn the meeting at 10:08 p.m.

MOTION: S. Harlacher
SECOND: R. Ruman
MOTION PASSED UNANIMOUSLY