

PUBLIC HEARING MINUTES

May 28, 2026

A HEARING TO CONSIDER THE REPORT OF THE WEST MANCHESTER ZONING OFFICER REGARDING AN ALLEGED DANGEROUS BUILDING LOCATED AT 4320 WEST MARKET STREET, WEST MANCHESTER TOWNSHIP AND TO HEAR SUCH TESTIMONY AS MAY BE OFFERED BY THE OWNER, OCCUPANT, MORTGAGEE, LESSEE, NEIGHBORS OR OTHER INTERESTED PARTY RELATIVE TO THE ALLEGED DANGEROUS BUILDING.

ATTENDANCE:

Supervisors Present:

Steven Harlacher – Chairman
Ron Ruman – Vice-Chairman

Staff Present:

Kelly Kelch – Township Manager
Laura Mummert – Administrative Asst.
Kelsey Paul – Parks & Recreation
Keith Whittaker – Finance
Clif Laughman – Fire Chief
John Snyder – Police Chief
Ryan Cummings – Engineer
Rachelle Sampere – Zoning Officer
Andrew Herrold – Solicitor
Chad Baker – Public Works

I. CALL TO ORDER

Chairman Harlacher called the Public Hearing meeting to order at 7:03 p.m. Chairman Harlacher stated the purpose of this meeting was to elicit testimony and input regarding the alleged dangerous building located at 4320 W. Market St. After all questions and comments are addressed by anyone wishing to do so, the Board will make a decision on whether to declare the building dangerous. The Board of Supervisors will also determine whether the alleged dangerous building shall be repaired, vacated, or demolished.

II. RULES OF HEARING

A. The Township Solicitor, Andrew Herrold, stated the Rules of the Procedure for the Hearing.

III. PRESENTATION OF REQUEST

A. The Township Zoning Officer, Rachelle Sampere, provided a timeline, information, and pictures of the alleged dangerous building at 4320 W. Market St. Officer Sampere explained that she felt the building is dangerous and it met the criteria for a dangerous building as defined in Section 59-2 of the Township code.

B. Attorney Glen Smith was in attendance to represent the property owners, Renee Hernandez and Sarah Parker. Attorney Smith proposed that the Township give a brief extension for client to resolve the matter. He also included the owners were willing to obtain an estimate to repair the building in question.

IV. QUESTIONS FROM THE PUBLIC

A. There were no questions from the public.

V. COMMENTS FROM THE PUBLIC

A. There were no comments from the public.

VI. QUESTIONS FROM THE BOARD

A. Vice Chairman Ruman asked Attorney Smith for a timeline of what this extension would look like to possible repair the building. Attorney Smith did not have an exact time frame but was hopeful that it could be remediate within the next three (3) months.

VII. COMMENTS FROM THE BOARD

A. Chairman Harlacher explained to Attorney Smith that this issue has been ongoing for over 2 years. If the owners can obtain the paperwork and move forward with the estimate and making repair to the building the Board may accept that if it is brought forth before Attorney Herrold finishes his findings of fact. However, given the amount of time this has been going on, the Board will move forward with action.

VIII. ADJOURNMENT

There was a motion made by Chairman Harlacher to determine that the building located at 4320 W. Market Street is dangerous and that the building should be demolished. Attorney Herrold will provide findings of fact to the Board. Vice Chairman Ruman second the motion. Motion passed unanimously. The meeting was adjourned at 7:35 pm.

MOTION: R. Ruman

SECOND: S. Harlacher

MOTION PASSED UNANIMOUSLY