

PUBLIC HEARING MINUTES

March 28, 2024

A HEARING TO CONSIDER THE REPORT OF THE WEST MANCHESTER ZONING OFFICER REGARDING AN ALLEGED DANGEROUS BUILDING LOCATED AT 230 CANARY CIRCLE, 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
George Margetas - Supervisor

Staff Present:

Kelly Kelch – Township Manager
Laura Mummert – Stenographer
Lori Trimmer – Parks & Recreation
Keith Whittaker – Finance
Clif Laughman – Fire Chief
Matthew Emig – Police Lieutenant
Rainer Neideroest – Engineer
Rachelle Sampere – Zoning Officer
Andrew Herrold – Solicitor
Rich Shaw – Public Works

I. CALL TO ORDER

Chairman Harlacher called the Public Hearing meeting to order at 7:02 p.m. Chairman Harlacher stated the purpose of this meeting was to consider the report of the West Manchester Township Zoning Officer regarding an alleged dangerous building located at 230 Canary Circle. Chairman Harlacher explained after testimony is received and questions or comments are made, the Board of Supervisors will determine whether the alleged building is dangerous, as defined in Section 59-2 of the West Manchester Township code. The Board of Supervisors will also determine if the 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. Zoning Officer Rachele Sampere gave testimony about the alleged dangerous building located at 230 Canary Circle. She began by stating that she received multiple complaints from neighbors about this property and its state. She explained the steps taken to come to this conclusion, and that the home located on this property was dangerous in her opinion. Sampere mentioned that water service has been turned off to this property as well due to delinquent payments for sewer and trash. Pictures taken by Officer Sampere were shown to the Board.

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. Chairman Harlacher asked Fire Chief Laughman how they would handle a fire call at this property. Chief Laughman stated that his firefighters would not be allowed to go inside due to the unsafe conditions. They would have to stay outside and put the fire out from there.

B. Vice-Chairman Ruman asked what the next steps would entail. Solicitor Herrold answered that the Board would need to declare it dangerous and then decide to either demolish the building or have the owner vacated from the property so action on cleaning up the property could take place. A lien would be put against the property for all expenses the township incurs. Mr. Ruman asked about the water service, and Officer Sampere stated that the bill for sewer and trash would need to be paid in full before water service could be turned back on.

VII. COMMENTS FROM THE BOARD

A. Chairman Harlacher commented that this issue has been ongoing for several years. Where the homeowner would allow trash to build up but would fix the issue when

given a notice of violation. However, at this point, nothing has been done to rectify the situation.

VIII. ADJOURNMENT

A. A motion was made by Chairman Harlacher to deem the home at 230 Canary Circle dangerous. Vice- Chairman Ruman second the motion. Motion passed unanimously.

B. Discussion between the Board members took place on the next steps. A motion was made by Supervisor Margetas to give notice to the property owner that they must vacate the property until the water service is turned back on; and for the Township to take steps to repair and clean up the property to bring it back up to code. Chairman Harlacher second the motion. Motion passed unanimously.

C. Solicitor Herrold stated that the property owner would be given proper notice of this decision and that they need to vacate the property.

The meeting was adjourned at 7:20 p.m.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY