

PUBLIC MEETING AGENDA

August 22, 2024

I. CALL TO ORDER

II. PUBLIC COMMENTS

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 July 25, 2024, Public Board meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. UNFINISHED BUSINESS

- A. T-891 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR YORK GARBER I: Motion to approve, revise, table or deny a preliminary/final land development plan depicting a proposed 204,474 sq. ft. solar energy farm located at 1750 Taxville Road (Tax Map: IG; Parcel:0059) in the Agricultural Zone. This item was tabled at the July Board meeting.
- B. T-892 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR YORK GARBER II: Motion to approve, revise, table or deny a preliminary/final land development plan depicting a proposed 230,802 sq. ft. solar energy farm located at 1750 Taxville Road (Tax Map:IG; Parcel: 0059) in the Agricultural Zone. This item was tabled at the July Board meeting.

VI. NEW BUSINESS

- A. COTTONTAIL SOLAR LAND DEVELOPMENT: Discussion by the Board with representatives of Lightsource BP addressing deficiencies that must be brought into compliance with the land development plans.
- B. REZONING REQUEST: Motion to approve, revise, table or deny establishing a public hearing date for a request from Gerald L. Lighty and Gerald W. Lighty, Executor of the Estate of Brian L. Lighty to rezone a 48.60-acre parcel of land along Baker Road (UPI # 51-000-JG-0033D-00000) from the Open Space Residential-1 Zone to the R-1 Residential Zone. Dawood Engineers, the West Manchester Township Planning Commission and the York County Planning Commission have reviewed the request and provided the Board with their recommendations.

- C. T-896 FINAL REVERSE SUBDIVISION PLAN FOR FRITO LAY ASF REMODEL: Motion to approve, revise, table or deny a final reverse subdivision plan for Frito Lay ASF Remodel which depicts the existing conditions of the project site and to combine parcel 1 (Tax Map: IG; Parcel 52B) and parcel 2(Tax Map: IG; Parcel: 52Q) along North Zarfoss Drive and Gillespie Drive to create a combined parcel of 12.94 acres located at 3553 Gillespie Drive in the General Industrial (I-3) Zone.

- D. FINANCIAL SECURITY RELEASE REQUEST FOR T-865 PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR WESTGATE CAMPUS PHASE 1: Motion to approve, revise, table or deny a request from Gregory Schwartz, Project Manager, Williams Site Civil, on behalf of BAM Westgate Three, LLC, to Release the remaining financial security for Westgate Campus Phase 1 in the amount of \$55,671.55. Dawood Engineers has performed the final inspection and recommends releasing \$47,320.81 and retaining \$8,350.74 for the 18-month maintenance guarantee.

- E. 2025-2029 GARBAGE & RECYCLING COLLECTION BID AWARD: Motion to approve, revise, table or deny awarding the 2025-2029 garbage and recycling collection bid award to Penn Waste in the amount of \$10,261,826.88 over a five (5) year period.

- F. ORDINANCE 24-05 JUNK AND DEBRIS: Motion to approve, revise, table or deny Ordinance 24-05, updating the previous Ordinance regarding junk and debris for the Township.

- G. ESTABLISH FINANCIAL SECURITY ESTIMATE FOR T-887 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PINE CREEK STRUCTURES 4545 W. MARKET STREET: Motion to approve, revise, table or deny a request from Joseph Stein, Civil Project Director of Warehaus, to accept the proposed financial security estimate in the amount of \$369,567.61 for the public improvements associated with the conditionally approved preliminary/final land development plan for Pine Creek Structures. Dawood Engineers has reviewed the estimate and found it acceptable.

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