

PUBLIC MEETING AGENDA

January 23, 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 minutes from the December 19, 2024, Public Hearing Meeting as presented.
- B. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the December 19, 2024, Regular Public Meeting as presented.
- C. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the January 6, 2025, Re-Organization Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. OLD BUSINESS

- A. T-899 FINAL LAND DEVELOPMENT PLAN FOR SHEETZ #255 REBUILD: Motion to approve, revise, table or deny a final land development plan depicting the proposed demolition of the existing Sheetz store and canopies and the construction of a 6,139 square foot Sheetz store with 10 fueling positions, required parking spaces, and drive-thru facility located at 1484 Carlisle Road (Tax Map: 07; Parcel: 0138) in the Highway Commercial and R-3 Residential Zones. The land development plan includes sewer planning module exemption mailer proposing one (1) additional EDU for the development and a public improvements financial security estimate in the amount of \$1,002,716.18. *This item was tabled at the request of the applicant at the December 2024 Board Meeting.*

VI. NEW BUSINESS

- A. PENN WASTE SERVICE DISCUSSION: The Board has requested representatives from Penn Waste be present to discuss service issues that have occurred with collection and delays in the delivery of mandatory mobile carts.

- B. ORDINANCE 25-02 TAX COLLECTOR PAY: Motion to approve, revise, table or deny Ordinance 25-02, amending the current ordinance to allow for an increase in fees for tax certifications and duplicate bills. This amendment also removes compensation from the West Manchester Township code and, instead, permits periodic changes to tax collector compensation through resolution.
- C. RESOLUTION 25-06 TAX COLLECTOR SALARY INCREASE REQUEST: Motion to approve, revise, table or deny a request from the tax collector to increase the current salary. This item will be discussed, and if approved, the decided salary will not take effect until the new term for the tax collector which is January 1st, 2026.
- D. VOLUNTEER FIREFIGHTER TAX CREDIT ELIGIBILITY: Motion to approve, revise, table or deny the certified tax credit eligibility list in accordance with Ordinance 23-03 as presented by the Fire Chief.
- E. T-873 SURETY REDUCTION FOR FINAL LAND DEVELOPMENT PLAN FOR PLANNED INDUSTRIAL BUILDING: Motion to approve, revise, table or deny a request from Scott R. Wagner of 3625 Mia Brae, LP, to reduce the subdivision improvements performance bond for the project located at 390 N. Zarfoss Drive from \$147,151.40 to \$22,072.11 which is the required 15% maintenance guarantee to be held for 18 months. Dawood Engineers has reviewed the request and provided their recommendation to the Board.
- F. T-888 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PROPOSED FLEX INDUSTRIAL BUILDING FOR 1850 LEMON, LP: Motion to approve, revise, table or deny a preliminary/final land development plan depicting demolition and re-development of the parcel for a proposed industrial flex building and associated improvements on a 7.328-acre parcel located at 1850 Lemon Street (Tax Map: IH; Parcel: 0030B) in the General Industrial (I-3) Zone.
- G. T-891 (REVISED) PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR YORK GARBER I: Motion to approve, revise, table or deny a preliminary/final land development plan for York Garber I, which depicts a proposed 236,226 sq. ft. (previously depicted 204,474 sq. ft.) solar energy farm located at 1750 Taxville Road (Tax Map: IG; Parcel: 0059) in the Agricultural Zone. Dawood Engineers has reviewed the public improvements estimate and recommends the Board approve the applicant's estimate to establish financial security in the amount of \$1,308,330.89.

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