

# PUBLIC MEETING AGENDA

June 27, 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 May 23, 2024, Public Board meeting as presented.

## IV. OPEN FLOOR DISCUSSION

None

## V. UNFINISHED BUSINESS

None

## VI. NEW BUSINESS

- A. EMERGENCY ROAD CLOSURE: Motion to ratify an emergency road closure for a sewer line repair on Greenwood Road between Bannister Street and Catherine Street on June 14<sup>th</sup> and June 17<sup>th</sup>, 2024.
- B. ROAD CLOSURE REQUEST: Motion to approve, revise, table or deny a road closure request from the Township fire department for Loman Park Water Day. This closure will take place on July 19<sup>th</sup>, 2024, from 9 a.m. to 11 a.m. on Hempfield Drive between Loman Avenue and Dove Drive.
- C. ROAD CLOSURE REQUEST: Motion to approve, revise, table or deny a road closure request from Mr. Ryan Heathcote for a community food truck event to take place on June 28<sup>th</sup>, 2024, from 5 to 8 p.m. This closure would be on Parkton Lane between Downing Street and Barrington Drive.
- D. ROAD CLOSURE REQUEST: Motion to approve, revise, table or deny a road closure request from Ms. Jalana Firestone for a neighborhood block party on June 29<sup>th</sup>, 2024, between 2 to 10 p.m. This closure would be on Stanton Street between Scott Street and North Gotwalt Street.
- E. REZONING REQUEST: Motion to approve, revise, table or deny a request from Township staff to forward a rezoning request for a 47-acre parcel along Baker Road to

the West Manchester Township Planning Commission and the York County Planning Commission for review, comments, and recommendations. Discussion on future steps for this request.

- F. DRIVEWAY SURETY RELEASE: Motion to approve, revise, table or deny a request from Township staff to release the \$7,500.00 driveway surety posted by Yingst Homes due to their inability to pave the driveway over the winter months when construction of the new single-family detached dwelling was completed at 4000 Rolling Meadow Court. The residential blacktop driveway was installed in accordance with the building permit and staff recommends the release of the funds.
  
- G. FINANCIAL SECURITY REDUCTION FOR T-871 PRELIMINARY/FINAL LOT CONSOLIDATION, SUBDIVISION AND LAND DEVELOPMENT PLAN FOR 2023 ROUTE 116 W MANCHESTER LLC FOR PROPOSED WAWA FOOD MARKET: Motion to approve, revise, table or deny the request from Ferber Company to release the performance bond for the project located at 4535 West Market Street. Bond #211522 for the demolition, removals and clearing of the site, erosion control, curb and pavement, striping and signage, storm drainage, stormwater BMPs, sanitary sewer, water and monument markers is currently \$377,991.19. Dawood Engineers has reviewed the request and recommends reducing the financial security by \$237,032.03 and retaining \$140,959.16 which includes the 18-month maintenance guarantee.
  
- H. T-887 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PINE CREEK STRUCTURES: Motion to approve, revise, table or deny the preliminary/final land development depicting the construction of a commercial sales yard and related site improvements on a 2.83-acre parcel for Pine Creek Structures (accessory building sales) located at 4545 West Market Street (Tax Map: HG; Parcel: 00004K) in the Highway Commercial Zone.
  
- I. T-890 FINAL SUBDIVISION PLAN FOR CHRISTY A. MCCLAIN: Motion to approve, revise, table or deny the final subdivision plan depicting the consolidation of Lot 1 known as 2110 Orange Street and Lot 2 known as 2100 Orange Street to create one parcel of 0.507 acres (Tax Map:04; Parcel: 142C and 142D) in the R-3 Residential Zone.
  
- J. MASSAGE PARLOR ESTABLISHMENT ORDINANCE 24-04: Motion to approve, revise, table, or deny the approval of Ordinance 24-04, establishing an ordinance for massage parlor establishments wanting to come into the Township. This Ordinance was discussed at the May 2024 Board meeting and has been advertised.
  
- K. ROAD CLOSURE REQUEST: Motion to approve, revise, table or deny a request from Bullock Construction to close a portion of South Salem Church Road to repair the rail road crossing in the end of July or beginning of August. Specific dates will be given closer to the time, and a detour will be put in place. The closure would take place from a Friday evening until Tuesday morning.

L. BURN BAN DISCUSSION: Discussion by the Board to decide if the Fire Chief should begin a burn ban in the Township due to the extreme dry conditions.

M. PYROTECHNICS PERMIT REQUEST: Motion to approve, revise, table or deny a permit request for pyrotechnics at the York Fair for the Kane Brown concert being held on July 19<sup>th</sup>, 2024.

## **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