

PUBLIC HEARING MINUTES

July 23, 2026

AN ORDINANCE OF WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AMENDING THE WEST MANCHESTER TOWNSHIP ZONING MAP, REZONING FROM THE R-5 RESIDENTIAL DISTRICT TO THE I-2 LIGHT INDUSTRIAL DISTRICT FOR THE CERTAIN PARCEL LOCATED AT 99 HOKES MILL ROAD.

ATTENDANCE:

Supervisors Present:

Steven Harlacher – Chairman
Ron Ruman – Vice-Chairman
Felicia Dell - Supervisor

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
Erica Luongo – 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 7:00 p.m. Chairman Harlacher stated the purpose of this meeting was to elicit testimony and input regarding amending the zoning map of West Manchester Township at 99 Hokes Mill Road to rezone from R-5 residential or I-2 light industrial. After all questions and comments are addressed by anyone wishing to do so, the meeting will be adjourned. The Ordinance for amending the zoning map will then be considered for approval during the Board of Supervisors meeting directly after the Public Hearing.

II. RULES OF HEARING

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

III. PRESENTATION OF REQUEST

A. Peter Ruth, representing the applicant for this request, gave a brief presentation of the history and reasoning for why the applicant was asking to rezone the parcel located at 99 Hokes Mill Road to I-2 Light Industrial.

IV. QUESTIONS FROM THE PUBLIC

A. Sarah Mock from Warwick Road asked Mr. Ruth what the difference was between R-5 Residential and I-2 Light Industrial and what can be built there. Mr. Ruth answered her questions.

B. A man not residing in the Township, asked if Data Centers were allowed in I-2 if approved. Mr. Ruth answered no this was not a place where a data center could exist.

V. COMMENTS FROM THE PUBLIC

A. There were no comments from the public.

VI. QUESTIONS FROM THE BOARD

A. There were no questions from the Board.

VII. COMMENTS FROM THE BOARD

A. Manager Kelch informed the Board that the Township Planning Commission and York County Planning Commission both reviewed this request to rezone. Both commissions recommended denial on the information provided.

VIII. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

MOTION: R. Ruman

SECOND: F. Dell

MOTION PASSED UNANIMOUSLY