

PUBLIC HEARING MINUTES

November 13, 2025

A PUBLIC HEARING OF THE TOWNSHIP OF WEST MANCHESTER, YORK COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF WEST MANCHESTER, AND THE “ZONING MAP OF WEST MANCHESTER TOWNSHIP” TO ADD THE RESIDENTIAL DEVELOPMENT OVERLAY ZONE FOR THE PARCELS LOCATED IN THE REGIONAL COMMERCIAL ZONE ALONG TOWN CENTER DRIVE IN WEST MANCHESTER TOWNSHIP.

A stenographic record of the meeting was taken and any interested party may contact the Township for more information on how to obtain such record.

ATTENDANCE:

Supervisors Present:

Steven Harlacher – Chairman(remote)

Ron Ruman – Vice-Chairman

George Margetas - Supervisor

Staff Present:

Kelly Kelch – Township Manager

Laura Mummert – Administrative Assistant

Kelsey Paul – Parks & Recreation

Keith Whittaker – Finance

Clif Laughman – Fire Chief

John Snyder – Police Chief

Rainer Niederoest – Engineer

Steve Malesker –Sewer/stormwater engineer

Elizabeth Gangloff – Solicitor

Rich Shaw – Public Works

Staff Absent:

Rachelle Sampere – Zoning Officer

I. CALL TO ORDER

Vice Chairman Ruman called the Public Hearing meeting to order at 7:00 p.m. Vice Chairman Ruman stated the purpose of this meeting was to elicit testimony and input regarding the proposed residential development overlay zone for the parcels located along Town Center Drive. After all questions and comments are addressed by anyone wishing to do so, the meeting will be adjourned. This item 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, Elizabeth Gnagloff, stated the Rules of the Procedure for the Hearing.

III. PRESENTATION OF REQUEST

A. Attorney Gregg Adelman represented his client and gave a brief overview that his client was requesting a residential development overlay zone for the parcels located along Town Center Drive. The regional commercial zone will stay in place, with the residential piece added.

IV. QUESTIONS FROM THE BOARD

A. Vice Chairman Ruman had a few questions of the presenter regarding lot coverage, stormwater management, mini warehouses, and whether the current retail businesses would be allowed to stay. His questions were answered by the presenter.

B. Chairman Harlacher and Supervisor Margetas did not have any questions.

V. QUESTIONS FROM THE PUBLIC

A. There were no questions from the public.

VI. COMMENTS FROM THE BOARD

A. Vice Chairman Ruman expressed that he thinks adding this residential overlay component to this area will be beneficial. No other comments were made.

VII. COMMENTS FROM THE PUBLIC

A. There were no comments from the public.

VIII. ADJOURNMENT

Manager Kelch announced that this public hearing was properly advertised and signs were posted at the location a week before the hearing. He also mentioned the proposed overlay was reviewed by the Township and York County Planning Commissions for their comments.

The meeting was adjourned at 7:11 p.m.

MOTION: G. Margetas

SECOND: S. Harlacher

MOTION PASSED UNANIMOUSLY

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