

*WEST FINLEY TOWNSHIP*  
**Board of Supervisors**  
**Special Meeting**

*September 19, 2025*

The Board of Supervisors of West Finley Township held a special meeting on Friday, September 19, 2025, at 1:00 pm at the Township Building. All Supervisors were in attendance.

Other attendees included the following individuals:

Angela Lash	Tracey Smith	Cody Cantaral	Mike Funka
Elizabeth Funka	Jonathan Layne	George Weaver	Ben Dillie
Tim Collins	Brenda Seibel	Jerry Seibel	Rosealee Riggle
Donna Capezzuto	Melinda Duncan	Tim Moore	Gregory Zozula
Gregory Wasler	Ed Shingle III	Jacqueline Hemmis	Lourae (Donna) Rayl

**CALL TO ORDER**

The call to order was made by Chairman Martin at 12:57 pm.

**PRIOR MEETING MINUTES**

The approval of the prior meeting minutes was deferred until the next regular monthly Board meeting.

**PUBLIC COMMENT**

There was a sign-up sheet for public comment. Each person was allowed 3 minutes to address the Board of Supervisors.

Tracey Smith stated that the Township has only received one quote for zoning and the expected time frame exceeds the timeline created by Resolution 11-25. She is also concerned that Strategic Solutions' lack of experience with zoning, specific to data centers, will be an issue. She inquired whether the Township had contacted Gary Matta or Richard C. Sutter for their assistance with zoning. She also believes that it is in best interest of the community to gather information from multiple sources before voting on Strategic Solutions. Mrs. Smith suggested that the Board develop some stand alone ordinances to help mitigate the known and unwanted hazards of industrial development. This would include things such as air and water quality and testing practices, which would help to deter and slow down the construction of the data centers. She also asked about the list of residents that signed up to volunteer to help with zoning.

Angela Lash stated that outside of the list that was created, several community members volunteered to research and channel information to the Board regarding zoning. Vice Chairman Pritt encouraged residents to do their own research and submit it to the Board as they feel appropriate.

Tracey Smith mentioned another group of people willing to assist the Planning Commission to help eliminate redundancy of certain subjects and discussion at meetings.

Chairman Martin reiterated that this meeting is not to vote on enacting zoning in the Township. This meeting is to hire Strategic Solutions in an official capacity to do more research into creating a zoning ordinance or to determine if we can control these types of construction with stand alone ordinances.

**UNFINISHED BUSINESS**

After a brief review of services, Chairman Martin motioned to hire Strategic Solutions for more research regarding zoning versus stand alone ordinances to give the Township more control over development in the Township. John Trant and his company will be paid as billed for their services. Vice Chairman Pritt seconded the motion. All in favor, Ayes: 3, motion carried.

Gary Matta will be contacted again regarding his services.

Melinda Duncan clarified the deadline as it relates to Resolution 11-25. She also mentioned that a lot of the ordinances being found in residents' research pertains to other states. Pennsylvania law will have to be taken into consideration when developing our own ordinances.

Mike Funka asked about notification practices for a Board vote. The law stipulates that 24 hours notice must be given before any public meeting.

**NEW BUSINESS**

None

**WEST FINLEY VFC REPORT**

The West Finley VFC report was deferred until the next regular monthly Board meeting.

**PUBLIC WORKS REPORT**

The Public Works report was deferred until the next regular monthly Board meeting.

**TOWNSHIP REPORT**

The Township report was deferred until the next regular monthly Board meeting.

**ADMINISTRATIVE ITEMS**

All financial and administrative items were deferred until the next monthly Board meeting.

**ADJOURNMENT OF MEETING**

Chairman Martin adjourned the meeting at 1:26 pm.