

**West Manchester
Township**

(717) 792-3505



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**West Manchester Township
Zoning Officer's Monthly Report
July 2022**

Attached for your review are the following reports:

- Citations issued in July 2022
- Zoning Violation Letters issued in July 2022
- Agenda for the Planning Commission Meeting July 12, 2022
- Agenda for the Zoning Hearing Board Meeting July 26, 2022
- Building Permit Recap Report for June 2022
- MS4 Monthly Report for July 2022

The following Citations were issued in July 2022:

Estate of Robert & Annabel Hyslop, 4655 Darlington Road – Camper in Front Yard
Scott & Lisa Dean, 1839 Marigold Road – Camper in Front Yard
Ernest & Kathy Day, 2410 Wyndhurst Court – Abandoned Vehicle
Stephen Cragg, 2380 Baker Road – Grass & Weeds

The following Violation Letters were issued in July 2022:

David & Kathleen Lehman, 2006 White Street – Barking Dogs
Irving & Brenda Hughes, 1960 Niagara Lane – RV in Front Yard Area
Galo Alvarez, 1948 West Market Street – 2 Business Entities on 1 Lot in Local Commercial Zone
Albright Care Services, 2030 Roosevelt Avenue – Grass & Weeds
Albright Care Services, 2030 Roosevelt Avenue – No Tenant Registration
Kevin Oaster, 1140 Taxville Road – Abandoned Vehicle
Kevin Oaster, 1140 Taxville Road – Grass & Weeds
Kevin Oaster, 1140 Taxville Road – Trash, Junk & Debris
Jesus Berrios II, 1882 Wyndhurst Court – Basketball Hoop on Street
Regis Malady, 1976 Carlisle Road – Driveway Without a Permit
Regis Malady, 1976 Carlisle Road – Grass & Weeds
John Bojarski, 160 Lincolnway Drive – Trash, Junk & Debris
Barry & Heather Witter, 1894 North Drive – Driveway Expansion Without a Permit
Phillip & Nicole Ford, 2029 Derry Road – Driveway Expansion Without a Permit
Bruce & Sheree Reed, 1950 Niagara Lane – Trailer in Front Yard
Charles Mullin, 2243 Locust Lane – Grass & Weeds
Charles Mullin, 2243 Locust Lane – Trash, Junk & Debris
Patrick & Michelle Seideneck, 4065 W. Market Street – Grass & Weeds
Zueheily Concepcion & Latimer Lopez, 2536 Manor Road – Pool Without a Permit

(Continued) Violation Letters issued in July 2022:

Brittany Godfrey & Darren Freed, 2235 Locust Lane – Boat in Front Yard
Alexander & Athanasia Kouvatso, 2071 Carlisle Road – Damaged Sign Safety Hazard
Samuel & Nichole Rannels III, 2597 Broad Street – Pool & Deck Without a Permit
Christine Brown, 220 Lincolnway Drive – Trash, Junk, & Debris
Seth Conrad, 4850 Darlington Road – Grass & Weeds
Joyce Schrum, 1465 Wheatfield Drive -Roof over Patio Without a Permit
Joyce Schrum, 1465 Wheatfield Drive – Driveway Width in ROW
Steven & Jacqueline Roberts, 1690 Hempfield Drive – Grass & Weeds
Budget Rentals LLC, 3171 Robin Road – Trash, Junk & Debris
Roger & Norma George, 2440 Emerald Avenue – Abandoned Vehicle
Seale Lamber & Barbara Johnson, 1784 Herman Drive – Grass & Weeds
Richard Arnold, 2452 Onyx Road – Grass & Weeds
James & Leslie Harget, 2201 W. Market Street – No Tenant Registration
James & Leslie Harget, 1705 Sapphire Road – Driveway Expansion Without a Permit
Lucas & Allison Kraft, 640 Bairs Road – Permit Expired
Kimberly Krueger, 2401 Heather Road – Fence Without a Permit
Michael Bosserman, 1476 Old Salem Road – Grass & Weeds
Chad Haugh, 2160 Twin Brooks Drive – Trailer in Front Yard
Kenneth Gunnnett, 2498 Broad Street – Grass & Weeds
Kenneth Gunnnett, 2498 Broad Street – Abandoned Vehicles
DLZ RE 10, LLC, 2311 Log Cabin Road – Trash, Junk, & Debris
DLZ RE 10, LLC, 2311 Log Cabin Road – Camper in Front Yard
James Arbogast, 895 Stoverstown Road – Camper as 2nd Residence
Shirley Noonan Estate, 1571 North Drive – Abandoned Vehicle

**West Manchester Township
Planning Commission
July 12, 2022
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the June 14, 2022, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 22-19 – Codorun Farms, Inc.** – requests an interpretation §150-363.A Permits and §150-229.A Fences and in the alternative a variance of §150-363.A Permits and §150-229.A Fences to allow stone pillars as part of a fence and gate to exceed the maximum height of an agricultural/livestock fence **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel: 0033) in the Rural Residential Zone and Agricultural Zone.
 - b. **ZHB 22-20 – Scott and James Covington** – request a special exception §150-290 to replace or substitute one nonconforming use (warehousing and rentals of plastic highway barriers, textiles and chain link fencing) with another nonconforming use (warehousing and storage of plastic) **located at 2110 Brougher Lane** (Tax Map: 07; Parcel 0002) in the Highway Commercial Zone.
- IV. New Business
 - a. **T-870 Preliminary/Final Land Development Plan for Proposed Car Wash Facility for BLM Assets, Inc.** – to depict the construction of a proposed car wash and associated improvements on a 1.366-acre parcel (Lot 13 created by a separate subdivision plan) **located at 715 Town Center Drive** in the Regional Commercial Zone. *Tabled at the request of the applicant at the June 14, 2022 meeting.*
- V. Discussion
- VI. Adjourn

**West Manchester Township
Zoning Hearing Board Agenda
July 26, 2022**

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, July 26, 2022, at 7:00 p.m.** at the West Manchester Township Building located at 380 East Berlin Road, York, PA 17408 to hear the following applications:

CONTINUED ZHB 22-15 – Chesapeake Plumbing & Heating, Inc. – requests a special exception §150-290 to substitute one nonconforming use (auto parts store/warehouse) with another nonconforming use (Chesapeake Plumbing & Heating, Inc. office, warehouse/flex space); special exception §150-289.A to expand the existing nonconformity (commercial parking lot) in a residential zone; variance §150-289.A.2 to expand the existing nonconforming parking lot coverage from 35% to 50% by expanding the parking lot 11,542 sq. ft. increasing the overall lot coverage from 51% to 66% **located at 3108 West Market Street Unit 3142** (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.

CONTINUED ZHB 22-18 – Joseph O'Donnell – requests a variance §150-89 reduce the side yard setback from the required 15 feet to zero feet and to reduce the rear yard setback from 25 feet to 4 feet for a structure (detached carport) **located at 2056 Carlisle Road** (Tax Map: 10; Parcel: 0150) in the Local Commercial Zone.

ZHB 22-19 – Codorun Farms, Inc. – requests an interpretation §150-363.A Permits and §150-229.A Fences and in the alternative a variance of §150-363.A Permits and §150-229.A Fences to allow stone pillars as part of a fence and gate to exceed the maximum height of an agricultural/livestock fence **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel: 0033) in the Rural Residential Zone and Agricultural Zone.

ZHB 22-20 – Scott and James Covington – request a special exception §150-290 to replace or substitute one nonconforming use (warehousing and rentals of plastic highway barriers, textiles and chain link fencing) with another nonconforming use (warehousing and storage of plastic) **located at 2110 Brougner Lane** (Tax Map: 07; Parcel 0002) in the Highway Commercial Zone.

All interested parties are invited to attend. Persons with disabilities may contact the Township office at (717)792-3505 to discuss how to best accommodate your needs.

Thank you.
Rachelle Sampere
Zoning Officer

BUILDING PERMIT RECAP

FOR THE MONTH JUNE 2022

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	1	\$423,488	4	\$962,223
New Multi-Family	0	0	0	0
Improvements to Existing	41	\$734,657	193	\$2,660,059
COMMERCIAL				
New Commercial	0	0	1	\$2,774,800
Improvements (Including Signs)	11	\$1,331,953	63	\$25,166,261
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	13	\$18,549,949
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	3	0	30	\$1,000
Temporary Use	2	0	7	0
Temporary Signs	1	0	13	\$900
Demolition	2	\$1,001,000	3	\$1,031,000
Municipal	0	0	0	0
BP Extensions	1	0	10	0
BP Replacements	0	0	0	0
Transient Sales	8	0	24	0
Going Out of Business	0	0	0	0
TOTAL	70	\$3,491,098	361	\$51,146,192

MS4 MONTHLY REPORT – JUNE 2022

Inspection of 10 stormwater management facilities for new construction.

Update MS4 files for permitting.

Meet with numerous township residents to discuss why stormwater management is needed and their options to manage stormwater for their projects.

Perform follow up inspections for Stormwater Facilities with violations which had repairs made to them to bring them into compliance.

Public works unclogged catch basin at Rodney and Loucks Roads. Cleaned out debris with vacuum truck.

Performed Outfall Inspections for MS4 Report.

Perform BMP Inspections for MS4 Report.

Attend York County Storm Water Consortium Management meeting at York Township.

Provide MS4 training to Public Works Department on Good House Keeping for the shop and daily operations.

Public works installed new inlet tops at Taxville and Derry Roads.