

**West Manchester
Township**

(717) 792-3505

website: www.wmtwp.com



**380 East Berlin Road
York, Pa. 17408**

fax: (717) 792-4374

Email: info@wmtwp.com

**West Manchester Township
Zoning Officer's Monthly Report
June 2021**

Attached for your review are the following reports:

- Citations issued in June 2021
- List of Zoning Violation Letters issued in June 2021
- Agenda for the Planning Commission Meeting June 8, 2021
- Agenda for the Zoning Hearing Board Meeting June 22, 2021
- Building Permit Recap Report for June 2021
- MS4 Monthly Report for June 2021

The following Citations were issued in June 2021:

Katherine Hendel, 1675 North Drive – Fence without a permit
James & Julie Anderson, 2285 Carlisle Road – Grass & Weeds
Lanora Alston, 1737 Rainbow Circle – Pool Condition
KC Holdings, LP, 1915 Kenneth Road – Grass & Weeds
Claudio Cruz, 2289 Fairway Drive – Trash & Debris

The following Violation Letters were issued in June 2021:

Leland Steinke, 3181 Robin Road – Grass & Weeds
Donald Bricker, 52 N Fayette Street – Grass & Weeds
Roderick Hevner, 1880 Woodberry Road – Noise & Wood Dust Nuisance
Terry Brillhart, 1890 Trolley Road – Abandoned Vehicle
Terry Brillhart, 1860 Trolley Road – Stockpiling Materials
Terry Brillhart, 1860 Trolley Road – Trailer in Front Yard
George & Carol Figdore, 2267 Willow Road – Grass & Weeds
Kimberly Druck, 1270 Greenwood Road – Abandoned Vehicle
Michael Rentzel, 1890 Roosevelt Avenue – Grass & Weeds
Hunter Creek Partners, LLC, 2211 Parkton Lane – Grass & Weeds
Francis & Deborah Winslow, 10 Hayden Heights Rd – Fence Without Permit
Calogero & Francesca, 1781 Small Street – Deck Without Permit
Calogero & Francesca, 1781 Small Street – Trash & Debris
Calogero & Francesca, 1781 Small Street – Abandoned Vehicle
Lokeni Papu, 1927 Stonegate Road – Vehicle Odor & Noise Nuisance
Tu Bui, 1976 Carlisle Road – Junk & Debris

West Manchester Township
Planning Commission
June 8, 2021
AGENDA

- I. Call meeting to order
- II. Approval of minutes from the May 11, 2021 Planning Commission meeting
- III. Zoning Hearing Cases
 - a. ZHB Case # 21-13 – Cynthia Johannes Beecher – requests a special exception §150-290 to substitute one non-conforming use (office/retail) with another non-conforming use (yoga studio) **located at 1900 Orange Street** (Tax Map: 04; Parcel 0118) in the R-3 Residential Zone.
 - b. ZHB Case #21-14 – Tate & Associates, LLC – requests a variance §150-86 to allow more than one principal use on the lot contained in the same building **located at 2217 Carlisle Road** (Tax Map: 11; Parcel: 0058) in the Local Commercial Zone.
 - c. ZHB Case #21-15 – Sherry Hodnett – requests a special exception §150-289.A to expand an existing non-conforming use (personal service business – barber shop) and a variance §150-289.A.2 to expand the non-conforming use by more than 25% (requested 32% increase) **located at 4700 West Market Street** (Tax Map: 43; Parcel: 0036)
 - d. ZHB Case #21-16 – Robin Ness – requests a variance §150-56.B to reduce the required side yard setback for two (2) accessory structures (detached carport and detached shed) from the required five (5) feet to zero (0) feet and a variance of §150-57 to exceed the maximum height for an accessory structure (detached carport) from the required fifteen (15) feet to the requested eighteen (18) feet **located at 1270 West College Avenue** (Tax Map: 17; Parcel: 0125) in the R-3 Residential Zone.
- IV. New Business
- V. Discussion
 - a. Corrective Action Process (CAP) and Common Ownership Merger (COM) review processes.
- VI. Adjourn

**West Manchester Township
Zoning Hearing Board Agenda
June 22, 2021**

ZHB Case # 21-13 – Cynthia Johannes Beecher – requests a special exception §150-290 to substitute one non-conforming use (office/retail) with another non-conforming use (yoga studio) located at 1900 Orange Street (Tax Map: 04; Parcel 0118) in the R-3 Residential Zone.

ZHB Case #21-14 – Tate & Associates, LLC – requests a variance §150-86 to allow more than one principal use on the lot contained in the same building located at 2217 Carlisle Road (Tax Map: 11; Parcel: 0058) in the Local Commercial Zone.

ZHB Case #21-15 – Sherry Hodnett – requests a special exception §150-289.A to expand an existing non-conforming use (personal service business – barber shop) and a variance §150-289.A.2 to expand the non-conforming use by more than 25% (requested 32% increase) located at 4700 West Market Street (Tax Map: 43; Parcel: 0036)

ZHB Case #21-16 – Robin Ness – requests a variance §150-56.B to reduce the required side yard setback for two (2) accessory structures (detached carport and detached shed) from the required five (5) feet to zero (0) feet and a variance of §150-57 to exceed the maximum height for an accessory structure (detached carport) from the required fifteen (15) feet to the requested eighteen (18) feet located at 1270 West College Avenue (Tax Map: 17; Parcel: 0125) in the R-3 Residential Zone.

BUILDING PERMIT RECAP

FOR THE MONTH MAY 2021

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	1	139,000.00	2	278,000.00
New Multi-Family	0	0	0	0
Improvements to Existing	50	538,427.34	174	2,487,632.89
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	6	556,100.00	33	4,343,071.00
INDUSTRIAL				
New Industrial	0	0	1	7,063,111.00
Improvements (Including Signs)	3	3,152,043.00	8	5,511,723.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	3	0	10	0
Temporary Use	2	0	5	0
Temporary Signs	2	240.00	6	1,140.00
Demolition	0	0	3	45,760.00
Municipal	0	0	0	0
BP Extensions	2	0	8	0
BP Replacements	0	0	0	0
Transient Sales	4	0	12	0
Going Out of Business	0	0	0	0
TOTAL	73	4,385,810.34	262	19,730,437.89

MS4 MONTHLY REPORT – MAY 2021

Inspection of 5 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.

Investigate clogged inlet pipe at 507 S. Adams St. Inlet and pipe where clogged from inlet filter. Public Works removed filter to unclog pipe and inlet.

Attend York County Storm Water Consortium Management Committee meeting via zoom.

Attend York County Storm Water Consortium meeting via zoom.

Check out stormwater complaint at Ball Field Alley. Water is leaving alley before reaching inlet and flooding yard out. Public works to install bituminous curb to control water into inlet.

Attend Flood Plain Ordinance Training webinar from FEMA.

Attend Flood Plain Managers Duties and Responsibilities webinar from FEMA.