

**West Manchester  
Township**

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

**Attached for your review are the following reports:**

- Citations issued in June 2022
- Zoning Violation Letters issued in June 2022
- Agenda for the Planning Commission Meeting June 14, 2022
- Agenda for the Zoning Hearing Board Meeting June 28, 2022
- Building Permit Recap Report for May 2022
- MS4 Monthly Report for June 2022

**The following Citations were issued in June 2022:**

Michael Rentzel, 1980 Roosevelt Avenue – Grass & Weeds

**The following Violation Letters were issued in June 2022:**

Kimberly Sprague, 2398 Heather Road – Overgrown Shrub in Clear Sight Triangle  
Karl & Donne Barley, 2042 North Drive – Overgrown Tree in Clear Sight Triangle  
Tara Matcuk & William Eckenrode III, 2909 Ridings Way – Abandoned Vehicle  
Anuradha Bhamidi, 2305 Walnut Bottom Road – Repeated Yard Sales  
Kenneth Ford, Angela Wesner Ford, Gary Wesner, West Market Street – Grass & Weeds  
Benrus Stambaugh II & Harry McKean, West Market Street & Hadleigh Drive – Grass & Weeds  
Aaron Provencal, 1441-1443 Old Salem Road – Trash, Junk & Debris  
Joseph Aldinger, 1986 Church Road – Trash, Junk & Debris  
ARS Realty Services, Inc., 4160 West Market Street – Dwelling Unit Not Permitted Use in LC Zone  
CR Property Group, 1445-1447 Old Salem Road – Trash Curbside for Extended Time  
David & Paula Bixler, 1377 Winterberry Court – Trash, Junk & Debris  
Ronald & Jennifer Harvison, 1620 Poplars Road – Trash, Junk & Debris  
Ernest & Kathy Day, 2410 Wyndhurst Court – Trash, Junk & Debris  
But Sell Now PA LLC., 788 Weldon Drive – Grass & Weeds  
Bruce & Sheree Reed, 1950 Niagara Lane – Camper in Front Yard  
Patrick & Michelle Seideneck, 4065 West Market Street – Grass & Weeds  
Scott & Lisa Dean, 1839 Marigold Road – Camper in Front Yard  
Kenneth & Angell Ford, West Market Street (Vacant Parcel) – Grass & Weeds  
Leroy & Sarah Cook, 2201 Parkton Lane – Boat in Front Yard  
Daniel Druck, 2330 Basswood Road – Grass & Weeds

**West Manchester Township**  
**Planning Commission**  
**June 14, 2022**  
**AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the May 10, 2022 Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 22-13 – Codorun Farms, Inc.** – requests an interpretation §150-230.C of the Zoning Ordinance **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel: 0033) in the Rural Residential Zone and Agricultural Zone.
  - b. **ZHB 22-14 - Steve March & Jan Watt** – request a special exception §150-289 to alter an existing nonconforming use having nonconforming setbacks (single family detached dwelling with covered front porch) located at 4415 West Market Street (Tax Map: HG: 0093B) in the Highway Commercial Zone.
  - c. **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.
  - d. **ZHB 22-16 – BLM Assets, Inc.** – requests variance §150-317 to reduce the required setbacks for car wash apparatuses from 100 feet from any street right-of-way and 50 feet from any rear property line to the requested 82 feet from the street right-of-way line and 29 feet from the rear setback line; variance §150-301.A.2 to allow 1 year from the issuance of a written decision for the issuance of a building permit for the building located at 715 Town Center Drive (Tax Map: JH; Parcel: 0056U) in the Regional Commercial Zone.
  - e. **ZHB 22-17 – Mukesh Parikh** – requests variance §150-140.A to allow a portion of the proposed commercial retail building to be within the building setback along the internal shopping center property line; variance §150-140.C to allow a portion of the off-street parking lot along Haviland Road and Carlisle Road to be within the 25-foot off-street parking lot setback; variance §150-301.A.2 to allow 1 year from the issuance of a written decision for the issuance of a building permit for the building **located at Residual Lot #4 at the West Manchester Town Center** (Tax Map: JH; Parcel: 0056U) in the Regional Commercial Zone.
  - f. **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.
- IV. New Business
  - a. **T-869 Final Subdivision Plan for BLM Assets, Inc.** – to subdivide a 1.366-acre lot (Lot 13) from parcel 56U (Lot 4) to be used for a future commercial development **located at 715 Town Center Drive** in the Regional Commercial Zone. *Tabled at the request of the applicant at the May 10, 2022 meeting.*
  - b. **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 May 10, 2022 meeting.*
  - c. **T-871 Lot Consolidation/Subdivision and Preliminary/Final Land Development Plan for Ferber Company for the Proposed Wawa Food Market** – to consolidate three (3) parcels and re-subdivide them into 2 parcels, depicting the development of the proposed retail store with accessory gas pumps **located at the 4500 Block of West Market Street** in the Highway Commercial Zone.
- V. Discussion
- VI. Adjourn

**West Manchester Township  
Zoning Hearing Board Agenda  
June 28, 2022**

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## BUILDING PERMIT RECAP

FOR THE MONTH MAY 2022

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
<b>RESIDENTIAL</b>				
New Single Family	0	0	3	\$538,735
New Multi-Family	0	0	0	0
Improvements to Existing	37	\$358,152	152	\$1,925,402
<b>COMMERCIAL</b>				
New Commercial	0	0	1	\$2,774,800
Improvements (Including Signs)	14	\$2,154,950	52	\$23,834,308
<b>INDUSTRIAL</b>				
New Industrial	0	0	0	0
Improvements (Including Signs)	5	\$174,700	13	\$18,549,949
<b>OTHER</b>				
Agricultural Building	0	0	0	0
Use Certificates	4	0	27	\$1,000
Temporary Use	1	0	5	0
Temporary Signs	2	0	12	\$900
Demolition	0	0	1	\$30,000
Municipal	0	0	0	0
BP Extensions	5	0	9	0
BP Replacements	0	0	0	0
Transient Sales	0	0	16	0
Going Out of Business	0	0	0	0
<b>TOTAL</b>	<b>68</b>	<b>\$2,687,802</b>	<b>291</b>	<b>\$47,655,094</b>

## MS4 MONTHLY REPORT – MAY 2022

Inspection of 2 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.

Receive complaint about tree which had fallen into the Little Conewago Creek and was blocking the flow. The tree is in the Little Conewago Creek Conservation Area and the Public Works department is waiting to remove it as weather permits.

Attend York County Storm Water Consortium Management meeting via Zoom.

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Resident called in about stormwater problem at 900 Taxville Rd. Complained of excessive runoff and that street drains overflow and flood area.

Meet with Residents at 2351 Manor Road about stormwater swale and standing water. Public works had regraded swale to help with situation.

Resident called in to report stormwater runoff problem at 1931 North Dr. Water runoff from springs running into their yard. Advised to install drainage channel to divert water.

Public works repaired sinkhole at 1881 Loucks Rd.