

**West Manchester
Township**

(717) 792-3505

website: www.wmtwp.com



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

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

Attached for your review are the following reports:

- No Citations issued in November 2021
- No Zoning Violation Letters issued in November 2021
- Agenda for the Planning Commission Meeting November 9, 2021
- Agenda for the Zoning Hearing Board Meeting November 23, 2021
- Building Permit Recap Report for October 2021
- MS4 Monthly Report for October 2021

**West Manchester Township
Planning Commission
November 9, 2021
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the October 12, 2021 Planning Commission meeting
- III. Zoning Hearing Cases
 - a. **ZHB #21-25 – William Coker for Frank Grippi** – requests a variance §150-83.F Permitted Uses to remove a permitted use from the property (retail sales) and a variance §150-289.A.8 to allow a second nonconforming use on the property (additional apartment) located at **2510 West Market Street** (Tax Map: 05; Parcel: 0145A) in the Local Commercial Zone.
 - b. **ZHB #21-26 – Steve Smith** – requests a variance §150-229.A to allow a fence higher than three (3) feet in the front yard area **located at 2505 Taxville Road** (Tax Map: IG; Parcel:0019P) in the Rural Residential Zone.
 - c. **ZHB #21-27 – Steve Smith** – requests a variance §150-24 Permitted Uses to allow a fence as the permitted principal use on a vacant lot and a variance §150-229.A to allow a fence higher than three (3) feet in the front yard area **located at 2515 Taxville Road** (Tax Map: IG; Parcel: 0019Z) in the Rural Residential Zone.
 - d. **ZHB #21-28 – Steve Smith** – requests a variance §150-24 Permitted Uses to allow a fence as the permitted principal use on a vacant lot and a variance §150-229.A to allow a fence higher

than three (3) feet in the front yard area **located at 2525 Taxville Road** (Tax Map: IG; Parcel: 0083) in the Rural Residential Zone.

- e. **ZHB #21-29 – Steve Smith** – requests a variance §150-229.A to allow a fence higher than three (3) feet in the front yard area **located at 2395 Taxville Road** (Tax Map: IG; Parcel: 19Y) in the Rural Residential Zone.

IV. New Business

V. Discussion

VI. Adjourn

West Manchester Township
Zoning Hearing Board
November 23, 2021
NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on Tuesday, November 23, 2021 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:

ZHB #21-25 – William Coker for Frank Grippi – requests a variance §150-83.F Permitted Uses to remove a permitted use from the property (retail sales) and a variance §150-289.A.8 to allow a second nonconforming use on the property (additional apartment) located at **2510 West Market Street** (Tax Map: 05; Parcel: 0145A) in the Local Commercial Zone.

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ZHB #21-29 – Steve Smith – requests a variance §150-229.A to allow a fence higher than three (3) feet in the front yard area **located at 2395 Taxville Road** (Tax Map: IG; Parcel: 19Y) in the Rural Residential 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.

\s\ Rachelle Sampere
Zoning Officer

BUILDING PERMIT RECAP

FOR THE MONTH OCTOBER 2021

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	5	1,078,000.00
New Multi-Family	0	0	2	572,980.00
Improvements to Existing	34	465,597.00	373	5,189,200.89
COMMERCIAL				
New Commercial	15	28,610,980.00	15	28,610,980.00
Improvements (Including Signs)	7	497,560.00	66	5,426,942.00
INDUSTRIAL				
New Industrial	0	0	1	7,063,111.00
Improvements (Including Signs)	1	100,000.00	17	10,027,415.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	4	0	24	0
Temporary Use	0	0	8	0
Temporary Signs	4	0	21	1,477.00
Demolition	0	0	3	45,760.00
Municipal	0	0	0	0
BP Extensions	3	0	17	0
BP Replacements	0	0	0	0
Transient Sales	0	0	18	0
Going Out of Business	0	0	0	0
TOTAL	68	29,674,137.00	570	58,015,865.89

MS4 MONTHLY REPORT – OCTOBER 2021

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.

Resident called in to report sink hole at 2460 Wyndhurst Dr. Sink hole formed behind inlet at street. Public works repaired hole.

Receive complaint about flooding on White Street. Observed ponding of water at the low point of street, puddle was 6" deep and covered entire street. Advised Public Works of issue.

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

Public Works cleaned tree and debris from inlet at Walnut Bottom Rd. and Golden Eagle Dr.

Meet with Mr. Hauck at 1675 Kenneth Rd. to discuss stormwater issues at property. Property has been flooding with heavy rains. Advised them to consult an engineer and possibly regrade their driveway to redirect water away from building.