

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

Attached for your review are the following reports:

- Citations issued in November 2022
- Zoning Violation Letters issued in November 2022
- Agenda for the Planning Commission Meeting November 9, 2022
- No Zoning Hearing Board Meeting November 22, 2022
- Building Permit Recap Report for October 2022
- Dangerous Building 4120 West Market Street
- MS4 Monthly Report for October 2022

The following Citations issued in November 2022:

Ronald Adams, 2761 Olde Field Drive – Grass & Weeds
Ronald Adams, 2761 Olde Field Drive – Grass & Weeds

The following Violation Letters were issued in November 2022:

Cash Now, LLC, 2305 West Market Street – Stone Parking Pad Without a Permit
Cash Now, LLC, 2305 West Market Street – Two Building Additions Without a Permit
Cash Now, LLC, 2305 West Market Street – Trash, Junk & Debris
Cash Now, LLC, 2305 West Market Street – Fence Without a Permit
Morris Shirey & Pamela Dellinger, 2153 Bannister Street – Abandoned Vehicle
Mitchell Shue, 910 Smith Drive – Keeping of Livestock in Residential Zone
Mitchell Shue, 910 Smith Drive – Fence Without a Permit
Greens at Westgate Apartments, 1800 Kenneth Road – 12BMP Outlet Structure Malfunction
Jeremy Kingsley, 2441 Log Cabin Road – Paver Parking Pad Without a Permit
Jeremy Kingsley, 2441 Log Cabin Road – Fence Without a Permit
Jeremy Kingsley, 2441 Log Cabin Road – Abandoned Vehicle
Scott & Stacey Stough, 2431 Log Cabin Road – Trash, Junk & Debris
Bruce & Sheree Reed, 1950 Niagara Lane – Trailer in Front Yard
Bryn Gohn, 1995 Niagara Lane – Trailer in Front Yard
Melissa Chase, 2295 Heather Road – Leaving Trash out for Extended Time
Linda Tackett, 1328 W College Avenue – Abandoned Vehicle
Linda Tackett, 1328 W College Avenue – Trash, Junk & Debris

West Manchester Township
Planning Commission
November 9, 2022
AGENDA

- I. **Call meeting to order**
- II. **Approval of minutes from the October 11, 2022, Planning Commission meeting.**
- III. **Zoning Hearing Cases**
No applications for a Zoning Hearing have been submitted for review at this month's meeting.
- IV. **New Business**
 - a. **T-872 - Preliminary/Final Land Development Plan for Proposed Retail Building and Drive-Thru/Fast Food Restaurants for West Manchester Town Center** – to depict the proposed construction a retail building and two (2) drive-thru restaurants with associated parking, access drives and stormwater management as part of a shopping center located on the 2.34-acre residual Lot 4 of West Manchester Town Center in the Regional Commercial Zone. (2nd Review)
 - b. **T-874 Preliminary/Final Land Development Plan for Sheetz** – to depict the demolition of the existing Sheetz store and canopies and construction of a new 6,136 sq. ft. Sheetz store with canopy with 10 fueling positions and 42 parking spaces located at 4025 West Market Street in the Local Commercial (LC) Zone and the General Industrial (I-3) Zone.
- V. **Discussion**
- VI. **Adjourn**

BUILDING PERMIT RECAP

FOR THE MONTH OCTOBER 2022

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	6	\$1,677,123
New Multi-Family	0	0	0	0
Improvements to Existing	32	\$485,805	328	\$4,327,471
COMMERCIAL				
New Commercial	0	0	1	\$2,774,800
Improvements (Including Signs)	11	\$419,611	110	\$27,287,832
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	18	\$19,418,213
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	6	0	55	\$1,000
Temporary Use	0	0	10	0
Temporary Signs	1	0	19	\$922
Demolition	1	\$40,400	9	\$1,184,658
Municipal	0	0	0	0
BP Extensions	25	0	39	0
BP Replacements	0	0	0	0
Transient Sales	0	0	26	0
Going Out of Business	0	0	0	0
TOTAL	76	\$945,816	621	\$56,672,019

MS4 MONTHLY REPORT – OCTOBER 2022

Inspection of 6 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 repaired inlet at Normandie and Austin Rds.

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

Public works found sinkhole at Kenneth and Westgate Rds. In right-of-way. Notified Westgate Apartments of sinkhole and they repaired it.

Public works televised storm sewer pipe along Heather Rd. reviling no blockages.

Public works removed overgrowth of vegetation and removed sediment from stormwater basin at Meineke along Rodney Rd.

Meet with EPA for audit of our MS4 program. Toured public works shop and yard for inspections and visited 3 York Co. Stormwater Consortium projects for inspection for compliance. Will receive report in 60 days.