

**West Manchester  
Township**

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

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

- List of Zoning Violation Letters issued in April 2021
- Citations issued in April 2021
- Agenda for the Planning Commission Meeting April 13, 2021
- Agenda for the Zoning Hearing Board Meeting April 27, 2021
- Building Permit Recap Report for March 2021
- MS4 Monthly Report for March 2021
- Dangerous Building memo (2424 Kotur Avenue)

**The following Citations were issued in April 2021:**

Lanora F. Alston, 1737 Rainbow Circle – Pool Condition

**The following Violation Letters were issued in April 2021:**

Ronald & Donna Myers, 2284 Maple Road – Stormwater Management for Driveway  
Ray Tech Mechanical, 1250 Woodberry Road – Expired Permit  
Joshua Trish, 6 Manor Court – Expired Permit and no Stormwater Inspection.  
Cyril Alwine c/o Andrew Gerber 2370 Herman Drive – Work done Without Picking up Permit  
Jeremy & Megan Halloran, 1836 Spring Street – Driveway Expansion Without a Permit  
Hillside Commercial, LLC, 1940 Bank Lane – Expired Permit  
Edward & Wanda Lenhart, 2754 Butternut Lane – Abandoned Vehicle  
Brandy Smith AKA Brandy Strine, 2255 Middle Street – Operating Day Care in Home  
Brandy Smith AKA Brandy Strine, 2255 Middle Street – Operating Consignment Business in Home  
Victor Ezeibe, 2728 Sparrow Drive – Grass & Weeds  
Allan & Zane Schmidt, 2110 Farm Lane – Abandoned Vehicle  
Allan & Zane Schmidt, 2110 Farm Lane – Trash & Debris  
Michael & Sherri Dennis, 2277 Locust Street – Trailer in Front Yard  
Steven & Michelle Kozak, 2255 Locust Lane – Abandoned Vehicle  
Donald Bricker, 1500 Taxville Road – No Tenant Registration  
Donald Bricker, 1500 Taxville Road – Fence & Driveway Without a Permit  
James Arbogast, 895 Stoverstown Road – Junk & Debris  
Elwood & Cindy Wantz, 2440 Brougner Lane – Driveway Without a Permit  
Timothy Stambaugh, 250 Dewy Street – Grass & Weeds  
Victor Diluigi, 1700 Rainbow Circle – Tractor Trailer in Front Yard  
Walmart, 1000 Town Center Drive- Outdoor Storage Not Permitted

**The following Violation Letters were issued in April 2021 (Continued):**  
Wayne & Sandra Richard, 1039 W College Avenue – No Tenant Registration  
Wayne & Sandra Richard, 1039 W College Avenue – Abandoned Vehicle  
Carl Carter, 1022 W Locust Street – Trash & Debris  
Carl Carter, 1022 W Locust Street – No Tenant Registration

**West Manchester Township**  
**Planning Commission**  
**April 13, 2021**  
**AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the March 9, 2021 Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB Case #21-10 – Ronald James** – requests a variance of §150-212 to allow an accessory structure to exceed the maximum height allowed (15 feet) to a requested height of 24 feet located at 820 Stoverstown Road (Tax Map: GG; Parcel: 44G) in the Open Space Zone.
  - b. **ZHB Case #21-11 – Pasadena Sign Company for Auto Spa Express** – requests a variance of §150-283.B Permitted Permanent Sign Chart P-8E to exceed the maximum number and size for attached business signs located at 2140 York Crossing Drive (Tax Map: JH; Parcel: 0056S) in the Regional Commercial Zone.
- IV. New Business
  - a. **T-863 Reverse Subdivision for Lands of Joseph C. Stump & Glendora M. Stump** to join two parcels along Woodberry Road and West College Avenue creating one parcel of 250.285 acres in the Quarry and Agricultural Zones.
- V. Discussion
- VI. Adjourn

**\*\* The Planning Commission meeting was held using the “Zoom” app and was broadcast on the West Manchester Township Parks & Recreation Facebook page due to the COVID-19 pandemic.**

**West Manchester Township  
Zoning Hearing Board  
April 27, 2021  
AGENDA**

**ZHB Case #21-10 – Ronald James** – requests a variance of §150-212 to allow an accessory structure to exceed the maximum height allowed (15 feet) to a requested height of 24 feet **located at 820 Stoverstown Road** (Tax Map: GG; Parcel: 44G) in the Open Space Zone.

**ZHB Case #21-11 – Pasadena Sign Company for Auto Spa Express** – requests a variance of §150-283.B Permitted Permanent Sign Chart P-8E to exceed the maximum number and size for attached business signs **located at 2140 York Crossing Drive** (Tax Map: JH; Parcel: 0056S) in the Regional Commercial Zone.

*\*\* The Zoning Hearing Board meeting was held using the “Zoom” app and was broadcast on the West Manchester Township Parks & Recreation Facebook page due to the COVID-19 pandemic.*

## BUILDING PERMIT RECAP

FOR THE MONTH MARCH 2021

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
<b>RESIDENTIAL</b>				
New Single Family	1	139,000.00	1	139,000.00
New Multi-Family	0	0	0	0
Improvements to Existing	40	689,855.20	68	999,788.20
<b>COMMERCIAL</b>				
New Commercial	0	0	0	0
Improvements (Including Signs)	14	1,626,546.00	16	1,630,221.00
<b>INDUSTRIAL</b>				
New Industrial	1	7,063,111.00	1	7,063,111.00
Improvements (Including Signs)	1	818,000.00	5	2,359,680.00
<b>OTHER</b>				
Agricultural Building	0	0	0	0
Use Certificates	3	0	5	0
Temporary Use	2	0	3	0
Temporary Signs	2	450.00	2	450.00
Demolition	3	45,760.00	3	45,760.00
Municipal	0	0	0	0
BP Extensions	4	0	5	0
BP Replacements	0	0	0	0
Transient Sales	3	0	3	0
Going Out of Business	0	0	0	0
<b>TOTAL</b>	<b>74</b>	<b>10,382,722.20</b>	<b>113</b>	<b>12,236,010.00</b>

## **MS4 MONTHLY REPORT – MARCH 2021**

Inspection of 13 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 stormwater complaint of clogged pipe at Poplars Rd. and Farmstead Way. Public works televised line and verified pipe is not clogged.

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

Check out stormwater complaint at 140 Evergreen Ln. Discovered downspouts where cause of problem and recommended putting extenders on them.

Received complaint of sink hole at 2170 Cobblestone Ln. Found sink hole forming behind inlet. Public works filled in hole.

Received Little Conewago Creek Feasibility Study from Land Studies for the Little Conewago Creek. We are reviewing it and meeting with engineers and Dover Township to discuss findings.