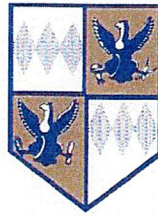


**West Manchester
Township**

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**West Manchester Township
Zoning Officer's Monthly Report
April 2024**

Attached for your review are the following reports:

- No Citations were issued in April 2024
- List of Zoning Violation Letters issued in April 2024
- Agenda for the Planning Commission Meeting April 9, 2024
- Agenda for the Zoning Hearing Board Meeting April 23, 2024
- Dangerous Building April 2024
 - 2258 Maple Road
 - 4775 West Market Street
- Building Permit Recap Report for March 2024
- MS4 Monthly Report for March 2024

The following Violation Letters were issued in April 2024:

Jennifer & Glenndon Forsythe, 605 Bairs Road – Stormwater Not Complete
Alejandrina & Walbert Rivera, 1885 Crocus Lane – Trash, Junk & Debris
Thomas & Linett Harleman, 230 Lincolnway Drive – Trash, Junk & Debris
JJ Massage Therapy, 1681 Kenneth Road – Failure to Register Business
Glendora Stump, Old Salem Road & Hokes Mill Road – Trash, Junk & Debris
Comp-Link, 2700 Thornbridge Road East – Unsecured Building
Wellspan Family Medicine, 54 S. Forrest Street – Failure Register Business
Cheema Ranvir LLC, 2035 Carlisle Road – Failure to Register Business
Ellis Smeal III, 4300 W. Market Street – Failure to Register Business
Jeremy Kingsley, 2441 Log Cabin Road – Nuisance (Accumulated Animal Waste Odor)
Cory & Beth Eisenhart, 2274 Brougner Lane – Abandoned Vehicle
David Baughman III, 2024 Spring Street – Abandoned Vehicle
Robert & Judith Stoppard, 2421 Herman Drive – Trash, Junk & Debris
Ricky Moats, 2095 Elim Street – Trash, Junk & Debris
Terry Brillhart, c/o Korine Del Muro, 1890 Trolley Road – Fence Height
A&A Margetas LLC, 1980 Bank Lane – Tenant Registration Required
RFWS Property, LLC, 1124 Roosevelt Avenue – Work without Valid Permit
Gridiron Property Group, LLC, 1180 Fahs Street – Work without Valid Permit

**West Manchester Township
Planning Commission
April 9, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the March 12, 2024, Planning Commission meeting.
- III. Discussion
 - a. A representative from Gannett Fleming will update the Planning Commission members on the status of preparing the Township's Comprehensive Plan.
- IV. Zoning Hearing Cases
 - a. **ZHB 24-05 – West York Area School District** – requests a variance §150-212.B to exceed the maximum building height for an accessory building to permit a proposed 24-foot-high field house, softball press box no more than 24 feet high and 80-foot-high light standards; variance §150-229.A to permit fencing higher than 3 feet in the front yard; variance §150-301.A.2 to permit a period of up to 24 months to obtain a building permit **located at 1900 Brenda Road** (Tax Map: JG; Parcel: 0060B) in the Open Space (OS) Zone.
 - b. **ZHB 24-06 – West York Area School District** – requests a variance §150-212.B to exceed the maximum building height for an accessory building to permit a proposed 19-foot-high field building; variance §150-213 and §150-95 to permit 64.3% impervious lot coverage; variance §150-257.B.1 to permit less than 10% of the parking lot to feature interior landscaping; variance §150-301.A.2 to permit a period of up to 24 months to obtain a building permit **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space (OS) and Local Commercial (LC) Zones.
- V. New Business
 - a. **T-882 REVISED Preliminary/Final Subdivision and Land Development Plan for Mister Car Wash #2516** – to depict the subdivision of a parcel from the parent tract and the land development of a drive-through car wash facility **located at 1410 Kenneth Road (1408 Kenneth Road)** (Tax Map: 30; Parcel: 25) in the Highway Commercial Zone. Review/Action.
- VI. Adjourn

West Manchester Township
Zoning Hearing Board Agenda
April 23, 2024

ZHB 24-05 – West York Area School District – requests a variance §150-212.B to exceed the maximum building height for an accessory building to permit a proposed 24-foot-high field house, softball press box no more than 24 feet high and 80-foot-high light standards; variance §150-229.A to permit fencing higher than 3 feet in the front yard; variance §150-301.A.2 to permit a period of up to 24 months to obtain a building permit **located at 1900 Brenda Road** (Tax Map: JG; Parcel: 0060B) in the Open Space (OS) Zone.

ZHB 24-06 – West York Area School District – requests a variance §150-212.B to exceed the maximum building height for an accessory building to permit a proposed 19-foot-high field building; variance §150-213 and §150-95 to permit 64.3% impervious lot coverage; variance §150-257.B.1 to permit less than 10% of the parking lot to feature interior landscaping; variance §150-301.A.2 to permit a period of up to 24 months to obtain a building permit **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space (OS) and Local Commercial (LC) Zones.

BUILDING PERMIT RECAP

FOR THE MONTH MARCH 2024

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	0	0
New Multi-Family	0	0	0	0
Improvements to Existing	35	\$565,236	94	\$1,513,215
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	10	\$578,755	22	\$1,762,016
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	2	\$842,046
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	3	0	12	\$3,000
Temporary Use	0	0	0	0
Temporary Signs	0	0	1	0
Demolition	0	0	1	\$8,000
Municipal	0	0	0	0
BP Extensions	2	0	9	0
BP Replacements	0	0	0	0
Transient Sales	2	0	2	0
Going Out of Business	0	0	0	0
TOTAL	52	\$1,143,991	143	\$4,128,277

MS4 MONTHLY REPORT – MARCH 2024

Inspection of 3 stormwater management facilities for new construction.

1. 516 N. Scott St. – New Shed with seepage bed.
2. 1836 Ivy Pump Ln. – New Shed with seepage bed.
3. 1610 Loucks Rd. – New Shed with seepage bed.

Met with numerous township residents to discuss why stormwater management is needed and their options to manage stormwater for their projects.

Updated files for MS4 report for DEP.

Attended York County Stormwater Consortium Management Meeting – Reviewed the financial report and payments to be disbursed, discussed Regional CBPRP BMP projects for status update and request for payment for finished projects.

Public works repaired an 18" slpp pipe in Herman Drive which was damaged and was collapsing.

Received a call concerning a sink hole in right-of-way off of Fahs St. Investigated and found it is an old abandoned pipe which collapsed. Notified owner of findings.

Little Conewago Creek Project – Currently working on obtaining buffer agreements from homeowners and waiting to receive grant from FEMA.

Public works repaired a stormwater pipe in Oatfield Ct. which had been damaged from a cross boring.

Public works repaired stormwater pipe on Emmanuel Dr. which was damaged and collapsing.

Public works repaired a 24" stormwater pipe in right-of-way off of Summerhouse Ln. Pipe was damaged and had formed a sink hole. Also cleaned out drainage swale to provide drainage to system.

A resident called in to report a sinkhole on Trolley Rd. at Kenneth Rd. Public works temporarily secured it with a steel plate until time permits to repair it.

Resident called in to report a clogged inlet at the corner of Rodney and Loucks Roads. Public works cleaned off inlet top and vacuumed out inlet to unclog it.

Met with Target to get their permission to regrade stormwater swale into their detention pond to fix stormwater issues at the end of Catherine St.

Investigated a stormwater issue at 1825 Downing St. Discovered that stormwater system in back yard is private and not Township owned.