

**West Manchester
Township**

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**West Manchester Township
Zoning Officer's Monthly Report
April 2025**

Attached for your review are the following reports:

- Citations filed in April 2025
- Zoning Violation Letters were issued in April 2025
- Notice to Comply Letters were issued April 2025
- Agenda for the Planning Commission Meeting April 8, 2025
- Zoning Hearing Board Notice April 22, 2025
- Building Permit Recap Report for March 2025
- Dangerous Building Report – 4320 West Market Street
- MS4 Monthly Report for March 2025

Citations filed in April 2025:

Clark Meyer, 1748 Emerald Avenue – Swimming Pool Condition & Pool Barrier

Zoning Violation Letters issued in April 2025:

DMP Drywall, Inc, 2260 Carlisle Road – No New Business Registration

DMP Drywall, Inc, 2260 Carlisle Road – Two Businesses on Property in LC Zone

Steven & Celeste Gomez, 151 N. Oxford Street – Fence Constructed Without a Permit

Nassau Park Properties Limited Partnership, 3191 Robin Road – Trash Curbside for an Extended Time

William Schriver, 1995 Trolley Road – Clear Sight Triangle Obstruction

Vicki Darnell-TR & Guardian Angel Trust -TR, 4100 West Market Street – Camper as Dwelling Unit

Vicki Darnell-TR & Guardian Angel Trust -TR, 4100 West Market Street – Outdoor Storage in LC Zone

Christopher Firestone, 1220 Saddleback Road – Abandoned Vehicle

Notice to Comply Letters issued in April 2025:

The Housing Authority of City of York, 1427 Salem Road – Dumping and Accumulation of Garbage or Junk Material

MBAV LP, 1700 Roosevelt Avenue – Dumping and Accumulation of Garbage or Junk Material

First Union National Bank, 1461 Loucks Road – Dumping and Accumulation of Garbage or Junk Material

Virginia Henderson, 2450 Marion Street - Dumping and Accumulation of Garbage or Junk Material

West Manchester Township
Planning Commission
April 8, 2025
AGENDA

- I. Call meeting to order
- II. Approval of minutes from March 11, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-05 Leigh Ann Lauer** – requests to appeal a notice of violation and in the alternative requests a variance §150-5 definitions of domestic pets and a variance §150-51 Permitted Uses to allow the non-commercial keeping of livestock (chickens) **located at 2533 Westminster Drive** (Tax Map: 36; Parcel: 0099) in the R-3 Residential Zone.
 - b. **ZHB 25-06 Leedy Brothers, LLC** – requests a special exception §150-289 and a variance §150-289.A.2 to alter and expand an existing nonconforming use (automotive machine & automotive repair shop) by more than 25% (proposed construction of a garage w/ an office for the automotive machine & automotive repair shop w/ state inspection service) and a variance §150-301.A.2 to allow the applicant more than 6 months to obtain a building or use certificate **located at 4690 West Market Street** (Tax Map: 27; Parcel: 0301) in the Professional Office Zone.
- IV. New Business
 - a. **Draft Comprehensive Plan Review** – to review and discuss a draft of the Township’s Comprehensive Plan (10-year plan). The draft has been made available for review on the Township’s website. Notice of this meeting has been advertised in the newspaper and posted on the Township’s website under “Latest & Breaking News”.
- V. Discussion
- VI. Adjourn

West Manchester Township
Zoning Hearing Board
April 22, 2025

NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, April 22, 2025, at 7:00 p.m.** at the West Manchester Township Municipal Building located at 380 East Berlin Road, York, PA 17408 to hear the following applications:

ZHB 25-05 Leigh Ann Lauer – requests to appeal a notice of violation and in the alternative requests a variance §150-5 definitions of domestic pets and a variance §150-51 Permitted Uses to allow the non-commercial keeping of livestock (chickens) **located at 2533 Westminster Drive** (Tax Map: 36; Parcel: 0099) in the R-3 Residential Zone.

ZHB 25-06 Leedy Brothers, LLC – requests a special exception §150-289 and a variance §150-289.A.2 to alter and expand an existing nonconforming use (automotive machine & automotive repair shop) by more than 25% (proposed construction of a garage w/ an office for the automotive machine & automotive repair shop w/ state inspection service); variance §150-301.A.2 to allow the applicant more than 6 months to obtain a building or use certificate **located at 4690 West Market Street** (Tax Map: 27; Parcel: 0301) in the Professional Office Zone.

BUILDING PERMIT RECAP

FOR THE MONTH MARCH 2025

	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	29	\$307,478	67	\$1,098,566
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	4	\$23,600	19	\$590,119
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	1	\$7,466,000
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	2	0	10	0
Temporary Use	1	0	2	0
Temporary Signs	3	0	5	\$5
Demolition	0	0	1	\$4,000
Municipal	0	0	0	0
BP Extensions	3	0	8	0
BP Replacements	0	0	0	0
Transient Sales	10	0	11	0
Going Out of Business	0	0	0	0
TOTAL	52	\$331,078	124	\$9,158,690

MS4 MONTHLY REPORT – MARCH 20, 2025, THROUGH APRIL 16, 2025

INSPECTION OF STORMWATER CONTROL MEASURES (SCM) ASSOCIATED WITH NEW CONSTRUCTION

1. 2471 Church Road – New patio and walkway. Installed rainwater seepage pit to collect half of the dwelling's roof area stormwater runoff to compensate for the new patio and walkway impervious area. The existing roof downspouts daylighted to the rear yard. They are now running into an oversized seepage pit for the SCM.
2. 1599 Lilac Road – Driveway expansion. Installed clean 2B stone trench for SCM.
3. 2151 Church Road – Sunroom addition. Installed rain barrels on existing detached garage to collect the roof area stormwater runoff to compensate for the new sunroom addition. The existing detached garage downspouts daylighted to the yard. They are now running into two (2) 250-gallon rain barrels for SCM.
4. 2340 Redwood Road – New shed. Installed clean 2B stone bed for SCM.
5. 4710 Darlington Road – Driveway expansion. Installed Aashto #57 trench for SCM.
6. 1950 Niagara Lane – New shed. Installed (2) 55-gallon rain barrels for SCM.

STORMWATER MANAGEMENT DISCUSSIONS

Zoning Officer Sampere met with numerous township residents to discuss why stormwater management is needed and their options to manage stormwater for their projects during permit application inquiries and permit submissions.

Maintained and updated files for MS4 report for PA Department of Environmental Protection.

Little Conewago Creek Project – Received conditional approval from Shiloh Water Co. on the buffer agreements. Shiloh Water needs an agreement from Township for the protection of the well on the Little Conewago Conservation Area land. Working on the agreement with the solicitors. Received signed agreements from all Residents needed, ready for recording. The engineers are finalizing plans for submittal to DEP in March. After DEP approval plans get submitted for CLOMAR. Estimated approval time is late 2026. Anticipated construction time is one year.

Zoning Officer Sampere attended the York County Stormwater Consortium meeting at York Township on March 26, 2025, where they discussed the draft permit as well as the comments the consortium submitted to DEP regarding the same. The consortium feels that there are things that should be improved upon in the draft permit. They feel that DEP's changing from sediment reduction to volume control before all the data has been evaluated from this permitting cycle is not beneficial. They also feel that achieving 88% volume control for urban areas is going to be challenging during the next permitting cycle. The consortium, along with all who submitted public comments to DEP, are awaiting DEP's response. It is unclear whether the new permit will be available for use by the target date in 2026.

Stephanie Badin has expressed interest in joining the Zoning Department and has agreed to fill the MS4 Coordinator/Stormwater Inspector position. She will be working with Dawood Engineers and Zoning Officer Sampere to perform stormwater inspections, as well as maintain and update files for the MS4

yearly report to PA DEP. Stephanie has already begun to review online webinars for stormwater management training.

Stephanie Badin will attend the MS4 Education Session held jointly by Manchester Township, Dover Township and West Manchester Township on April 22, 2025, at the Manchester Township Municipal Building located at 3200 Farmtrail Road, York, PA. This is an informational session for local residents to attend to ask questions and learn what they can do to decrease stormwater runoff in their own backyards.

Zoning Officer Sampere will attend the Stormwater Consortium Management Committee Meeting on April 23, 2025, at York Township.