

**West Manchester  
Township**  
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**West Manchester Township  
Zoning Officer's Monthly Report  
April 2026**

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

- Zoning Violation Letters were issued in April 2026
- Notice to Comply Letters issued in April 2026
- Agenda for the Planning Commission Meeting April 14, 2026
- Zoning Hearing Board Notice April 28, 2026
- Building Permit Recap Report for March 2026
- MS4 Monthly Report for March 2026
- Dangerous Building – 4320 West Market Street

**Zoning Violation Letters issued in April 2026:**

Kenneth & Deborah Shelton, 2270 Seneca Dr – Shed Without a Permit  
Gerardo Lopez, 1991 North Dr – Pool Without a Permit  
Ariell Linares, 1954 Orange St – Driveway Expansion Without a Permit  
Abdel Karim Elayan, 4320 West Market St – Dangerous Building

**West Manchester Township  
Planning Commission  
April 14, 2026  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from March 10, 2026, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area **located at 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone. *Tabled at the request of Applicant until the May 12, 2026, Planning Commission meeting.*
  - b. **ZHB 26-03 – Codorun Farms, Inc. c/o Melvin H. Campbell, Jr.** – requests a variance §150-12.1 Number of Principal Uses per Lot; variance §150-293 Reversion; variance §150-301.A.2 to allow more than 6 months to obtain a building permit or use certificate **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel:0033) The property is located in the Rural Residential and Open Space Residential-2 Zone.
  - c. **ZHB 26-04 – Forward Motion Chiropractic and Wellness, LLC c/o Dr. Daniel Eichner** – request a special exception §150-290 and §150-302.D to substitute or replace a nonconforming use with another nonconforming use **located at 2415 West Market Street** (Tax Map: 05; Parcel: 0070) in the Local Commercial Zone.
- IV. New Business
  - a. **T-908 Preliminary/Final Land Development Plan for Raising Cane’s Restaurant with Drive-Thru** – to depict the demolition of the existing Lyndon Diner and redevelopment of the property **located at 1353 Kenneth Road** (Tax Map: JH; Parcel: 0054C) for the proposed 3,432 sq. ft. Raising Cane’s restaurant with drive-thru, outdoor seating and associated parking and underground stormwater management in the Regional Commercial Zone. The project will be served by public water and public sanitary sewer. The plan proposes 6 EDUs.
  - b. **T-909 Final Land Development for BAE New Office Building** – to depict the demolition of three (3) buildings and the construction of a new office building, associated stormwater management and landscaping for BAE Systems Land and Armaments located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the General Industrial (I-3) Zone. The project will be served by public water and sanitary sewer. *Tabled at the request of the Applicant’s Engineer until the May 12, 2026, Planning Commission meeting.*
  - c. **Proposed Text Amendment to the West Manchester Township Subdivision and Land Development Ordinance** – Review a proposed text amendment to the Subdivision and Land Development Plan amending the plan filing deadline from 15 days to 28 days prior to the Planning Commission meeting. The proposed text amendment proposes requiring digital copies of all required submission materials and requiring digital files to be Auto CAD or DXF compatible in addition to the submission of hard copies of the plans, reports, notifications and certifications.
- V. Discussion
- VI. Adjournment

**West Manchester Township**  
**Zoning Hearing Board Agenda**  
**April 28, 2026**

**ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area **located at 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone. ***Tabled until the May 26, 2026, Zoning Hearing Board meeting, at the request of the Applicant.***

**ZHB 26-03 – Codorun Farms, Inc. c/o Melvin H. Campbell, Jr.** – requests a variance §150-12.1 Number of Principal Uses per Lot; variance §150-293 Reversion; variance §150-301.A.2 to allow more than 6 months to obtain a building permit or use certificate **located on the property at 3 Hokes Mill Road** (Tax Map: HH; Parcel:0033) The property is located in the Rural Residential and Open Space Residential-2 Zone.

**ZHB 26-04 – Forward Motion Chiropractic and Wellness, LLC c/o Dr. Daniel Eichner** – request a special exception §150-290 and §150-302.D to substitute or replace a nonconforming use with another nonconforming use **located on the property at 2415 West Market Street** (Tax Map: 05; Parcel: 0070) in the Local Commercial Zone.

All interested parties are invited to attend. Persons with disabilities may contact the Township office at (717)792-3505 at least five (5) business days prior to the public hearing to discuss how to best accommodate your needs.

Thank you.  
Rachelle Sampere  
Zoning Officer

## BUILDING PERMIT RECAP

FOR THE MONTH MARCH 2026

|                                | CONSTRUCTION COST |                    | YEAR TO DATE |                     |
|--------------------------------|-------------------|--------------------|--------------|---------------------|
|                                | NUMBER            | AMOUNT             | NUMBER       | AMOUNT              |
| <b>RESIDENTIAL</b>             |                   |                    |              |                     |
| New Single Family              | 0                 | 0                  | 0            | 0                   |
| New Multi-Family               | 0                 | 0                  | 0            | 0                   |
| Improvements to Existing       | 28                | \$871,496          | 76           | \$1,775,140         |
| <b>COMMERCIAL</b>              |                   |                    |              |                     |
| New Commercial                 | 0                 | 0                  | 0            | 0                   |
| Improvements (Including Signs) | 3                 | \$137,696          | 16           | \$18,135,119        |
| <b>INDUSTRIAL</b>              |                   |                    |              |                     |
| New Industrial                 | 0                 | 0                  | 0            | 0                   |
| Improvements (Including Signs) | 1                 | \$2,500            | 6            | \$4,878,686         |
| <b>OTHER</b>                   |                   |                    |              |                     |
| Agricultural Building          | 0                 | 0                  | 0            | 0                   |
| Use Certificates               | 2                 | 0                  | 7            | 0                   |
| Temporary Use                  | 3                 | 0                  | 4            | \$5                 |
| Temporary Signs                | 1                 | 0                  | 1            | 0                   |
| Demolition                     | 0                 | 0                  | 1            | \$252,000           |
| Municipal                      | 0                 | 0                  | 0            | 0                   |
| BP Extensions                  | 0                 | 0                  | 3            | 0                   |
| BP Replacements                | 0                 | 0                  | 0            | 0                   |
| Transient Sales                | 1                 | 0                  | 2            | 0                   |
| Going Out of Business          | 0                 | 0                  | 0            | 0                   |
| <b>TOTAL</b>                   | <b>39</b>         | <b>\$1,011,696</b> | <b>116</b>   | <b>\$25,040,950</b> |

## **MS4 MONTHLY REPORT – March 20, 2026 THROUGH April 16, 2026**

### **Inspection of Stormwater Control Measures (SCM) Associated with New Construction**

1920 Trolley Road – Inspected a new 18' x 60' pervious parking area. Verified size was correct as well as verifying correct layers of stone. Will complete final inspection after pervious bituminous pavement is poured.

### **Non-Compliant for Stormwater Control Measures**

Nothing to report currently.

### **MS4 Permit Report (2025-2026)**

HRG performed an internal MS4 audit. A few items were noted but overall, the inspection went well. See attached.

I participated in a joint informational seminar, along with Manchester Township, at Dover Township on April 8, 2026. Information presented was regarding lawn maintenance. This seminar meets requirements for public education and public involvement.

I participated in the Earth Day event at Sunset Park on April 11<sup>th</sup>. Gave away a rain barrel and had information available on stormwater. In attendance, for stormwater education, were Penn State Extension Master Watershed and The Watershed Alliance of York. This meets requirements for public education and public involvement.

### **Training**

No training was attended this month.

### **Illicit Discharges**

Investigated an illicit discharge at 40 Weldon Ct. Pond maintenance company was discharging pond water into the street which was traveling directly to our stormwater system. Advised this needed to stop. Letters will be sent to homeowners and pond maintenance company. Report completed and DEP notified.

### **HAZMAT Cleanup**

No HAZMAT cleanups to report.

Thanks for taking the time to meet with us this week. The Township has a great MS4 program – both on the administrative and public works side. There were no major deficiencies noted during the audit, which is awesome! I have provided a little summary of what we talked about below.

- **Brine Storage:** Discussed methods to properly clean/dispose of unused brine as well as providing secondary containment. These systems ([Watermaker: AC 110-220V, 970W, 20 GPH, Single Membrane | SeaWater Pro](#)) are the best we could find but will take time to perform the draw down. There are options that increase the treatment rate for an extra cost. At minimum, I would suggest a berm or some kind of secondary containment in case there is a spill since there is an inlet nearby.
- **Outfall Inspections:** Discussed using the DEP Outfall Form ([PA DEP Outfall Form](#)) for outfall inspections. This can be in digital/GIS form if the Township implements a GIS program.
- **Written Plans (PEOP/PIPP/IDDE/GHPP):** Discussed verifying plans contain details outlined in MS4 Audit Form that may not be explicitly stated in the MS4 permit.
  - o Discussed adding Municipal Staff to Target Audience Groups
  - o Discussed developing an outfall priority ranking (high/low) for all outfalls. Typically, the criteria I use is outfalls with previous dry weather flow or illicit discharges and outfalls in high urban/commercial/industrial areas
- **PWD Perimeter Controls:** Discussed installing a silt fence along the storage yard boundary to prevent runoff. HRG recommended SMARTfence ([SMARTfence Silt Fence - Structural Support Without Metal Backing](#)).
- **Training:** We discussed the annual MS4 training due June 30<sup>th</sup>. HRG can assist with various trainings (virtual or in-person on outfall/BMP inspections, MCMs, illicit discharge reporting, etc.) as needed.
- **Sampling Equipment:** Discussed what equipment may be needed to perform field sampling, if needed. The following are common methods that can be used to help identify the source of an illicit discharge:
  - o pH test strips
  - o Iron test strips (may help identify iron bacteria vs. illicit discharge; you can also reference this article [[Iron Bacteria](#)] that outlines some field testing that can be used)
  - o Chlorine test strips
  - o Ammonia test strips
  - o Nitrate/Nitrite test strips
  - o Thermometer
  - o Optional PC Tester 35: This equipment is a relatively low-cost (~\$350) way to measure Temperature, pH, and Conductivity (measures water's ability to pass an electrical current which indicates the concentration of dissolved ions, salts, and minerals) but will need to be regularly calibrated.

If you have any questions, please don't hesitate to reach out!

Thank you,

**Amanda Bush**

Project Manager

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