

**West Manchester
Township**
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**West Manchester Township
Zoning Officer's Monthly Report
August 2023**

Attached for your review are the following reports:

- Citations issued in August 2023
- Zoning Violation Letters issued in August 2023
- Agenda for the Planning Commission Meeting August 8, 2023
- Agenda for the Zoning Hearing Board Meeting August 22, 2023
- Building Permit Recap Report for July 2023
- MS4 Monthly Report for July 2023

The following Citations were issued in August 2023:

Dawn Brindley, 230 Canary Circle – Abandoned Vehicles
Dawn Brindley, 230 Canary Circle – Grass & Weeds
Joyce Miller, 1920 Baker Road – Abandoned Vehicles

The following Violation Letters were issued in August 2023:

David Gentzler, 907 Smith Drive – Overgrown Shrub in CST
Robert Runkle, 34 N. Gotwalt Street – Grass & Weeds
Steven & Jalana Firestone, 118 N. Gotwalt – Compost Bin Nuisance Odors
Joseph Kemper, 2132 Log Cabin Road – Trash, Junk & Debris
Joseph Kemper, 2132 Log Cabin Road – Grass & Weeds
Joseph Kemper, 2132 Log Cabin Road – Swimming Pool Condition
Stanley Firestone, 2001 Stanton Street – Operating a Business in R-3 Zone
Joseph Kellison & April Ludwig, 1705 Sapphire Road – Garbage Cans Out for Extended Time
Philip Smith, 1700 South Drive – Trailer in Front Yard
Millard & Jean Young, 1231 W. Locust Street – No New Business Registration on File
Millard & Jean Young, 1231 W. Locust Street – Grass & Weeds
Millard & Jean Young, 1221 W. Heiges Street – Grass & Weeds
Millard & Jean Young, 1231 W. Heiges Street – Abandoned Vehicle
York Traditions Bank, 3170 White Street – Grass & Weeds
John & Deborah McLaughlin, 1029 W. Locust Street – Grass & Weeds
Michael Malave, 2201 W Market Street – Patio & Fence Without a Permit
Richard Arnold, 2452 Onyx Road – Camper in Front Yard

(Continued – Violation Letters issued in August 2023)

Christopher Miller, 4615 Darlington Road – Abandoned Vehicles
Alice Roelke, 2317 Trolley Road – Overgrowth in Clear Sight Triangle
Richard & Andrew Gonzalez, 1210 Overbrook Drive – Grass & Weeds
Todd Yingling, 2296 Maple Road – Pool Without a Permit
Ronald Vestal, 1924 White Street – Grass & Weeds
Susanne Fuhrman, 2018 Thelon Drive – Stone Pad Without a Permit
Stephen Cragg, 2380 Baker Road – Trash Out for Extended Time
Stephen Cragg, 2380 Baker Road – Grass & Weeds
Jonathan Torres, 1964 Bannister Street – Roof Addition Without a Permit
Lori Wynegar & Shawn Orlowsky, 1776 South Drive – Boat in Front Yard
Bruce & Elena Baker, 2191 Hess Road – Boat & Trailer in Front Yard
Andrew Hamilton & Wanda Strayer, 435 N. Adams Street – Trailers in Front Yard
Andrew Hamilton & Wanda Strayer, 435 N. Adams Street – Trash, Junk & Debris
James & Joseph Stauffer, 4000 W Market Street – Sign Without a Permit
Michele Silverman, 2401 Broad Street – Overgrown Trees & Shrub in Clear Sight Triangle
Ronald Adams, 2761 Olde Field Drive – Grass & Weeds
Lori Hollick, 2760 Olde Field Drive – Deck Without a Permit
Leon Sharp, 2364 Derry Road – Overgrown Trees & Shrubs in Street

West Manchester Township
Planning Commission
August 8, 2023
AGENDA

- I. Call meeting to order
- II. Approval of minutes from the July 11, 2023 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 23-14 – UPMC Pinnacle Memorial** – requests a variance §150-116.4.A for the subject property to contain less than the minimum area of 100 acres under the ownership of a single entity **located at 1701 Innovation Drive** (Tax Map: JH; Parcel: 0019C) in the Mixed Use Zone.
 - b. **ZHB 23-15 – Property Management Enterprises, LLC** – requests a variance §150-65.A to increase the density of a proposed multiple-family dwelling from the allowable 23 units to 24 units on a 2.93-acre parcel **located at Lot 4 Weldon Drive** (Tax Map: 05; Parcel 0037H) in the R-4 Residential Zone.
- IV. New Business
 - a. **T-880 – Preliminary/Final Land Development Plan for Stoltzfus – W. Market Street** to depict the proposed development of a 4,800 square foot commercial building on a Lot 1, associated parking facilities, stormwater facilities and a shared limited access drive between Lot 1 and Lot 2 **located along the 4300 block of West Market Street** in the Local Commercial Zone. *Tabled at the July 11, 2023 meeting by request of the applicant.*
- V. Discussion
- VI. Adjourn

West Manchester Township
Zoning Hearing Board Agenda
August 22, 2023
AGENDA

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, August 22, 2023, 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 23-14 – UPMC Pinnacle Memorial – requests a variance §150-116.4.A for the subject property to contain less than the minimum area of 100 acres under the ownership of a single entity **located at 1701 Innovation Drive** (Tax Map: JH; Parcel: 0019C) in the Mixed Use Zone.

ZHB 23-15 – Property Management Enterprises, LLC – requests a variance §150-65.A to increase the density of a proposed multiple-family dwelling from the allowable 23 units to 24 units on a 2.93-acre parcel **located at Lot 4 Weldon Drive** (Tax Map: 05; Parcel 0037H) in the R-4 Residential Zone.

All interested parties are invited to attend. Persons with disabilities may contact the Township office at (717)792-3505 to discuss how to best accommodate your needs.

Thank you.
\\s\ Rachelle Sampere
Zoning Officer

BUILDING PERMIT RECAP

FOR THE MONTH JULY 2023

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	1	\$120,000.00
New Multi-Family	0	0	0	0
Improvements to Existing	30	\$440,422	241	\$3,388,653.69
COMMERCIAL				
New Commercial	1	\$200,000	3	\$10,885,000.00
Improvements (Including Signs)	4	\$451,305	70	\$7,774,008
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	2	\$1,502,000	7	\$1,941,000
OTHER				
Agricultural Building	1	\$85,000	1	\$85,000
Use Certificates	4	0	20	0
Temporary Use	0	0	13	0
Temporary Signs	1	0	3	\$900.00
Demolition	0	0	3	\$15,250.00
Municipal	0	0	0	0
BP Extensions	1	0	6	0
BP Replacements	0	0	0	0
Transient Sales	0	0	14	0
Going Out of Business	0	0	0	0
TOTAL	44	\$2,678,727	382	\$24,209,811.60

MS4 MONTHLY REPORT – JULY 2023

Inspection of 9 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 continue to repair inlets throughout Little Creek on Wheatfield and Green Meadow Rd.

Attend York County Stormwater Consortium Management Meeting at York Township.

Resident called in to report stormwater issue at Rt. 74 bridge at Little Creek. Tree top is lodged under bridge. Notified penn-dot of issue.

Kinsley construction performed maintenance on the detention pond on Ridings Way at Sunset. Removed sediment and regraded basin for proper drainage.

Public works cleaned off inlet tops on Greenwood Rd., Taxville Rd. and Zarfoss Drive.

Lewis Environmental finished clean up of contaminated soil from illicit discharge at Trinity Rd. and Rt. 30.