



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

Attached for your review are the following reports:

- Citations filed in August 2025
- Zoning Violation Letters were issued in August 2025
- Notice to Comply Letters were issued August 2025
- Agenda for the Planning Commission Meeting August 12, 2025
- Zoning Hearing Board Notice August 26, 2025
- Building Permit Recap Report for August 2025
- Dangerous Building – 500 Hanover Road
- MS4 Monthly Report for August 2025

Citations filed in August 2025:

Kyle Prendergast, 14 Ridgeway Drive – Grass & Weeds
Michael Prendergast, 14 Ridgeway Drive – Grass & Weeds
Brittany Gembe, 14 Ridgeway Drive – Grass & Weeds
Deion Caison, 845 North Clinton Street – Dumping, Accumulation of Garbage and Junk Materials
Lawrence Pomerleau, 1259 West College Avenue – Grass & Weeds

Zoning Violation Letters issued in August 2025:

Kyle Prendergast, 14 Ridgeway Drive – Grass & Weeds
Charles Musser Jr., 1799 Altland Avenue – Abandoned Vehicle
Charles Musser Jr., 1799 Altland Avenue – Grass & Weeds
Theresa Smith, 51 Lincolnway Drive – Abandoned Vehicle
Yechen Qiao, 1103 West College Avenue – Shrubs in Clear Sight Triangle
Deborah McLaughlin Et Al Trs Westwood Trust, 1029 West Locust Street – Overgrowth over Sidewalk
Stephen & Joann Martin, 1875 Crocus Lane – Grass & Weeds
Stephen & Joann Martin, 1875 Crocus Lane – Dangerous Building (Shed)
Kevin Tallman, 2785 Manor Road – Camper in Front Yard
Sotirios & Georgia Econopoulou, 4155 West Market Street – Overgrown Shrubs
John Spangler, 2075 Taxville Road – Demolition Permit Will Expire
York Wrecking Co, Inc. Zinns Quarry Road – Request for trees and Shrubs to be Trimmed
Debra Dudley, 2243 Carlisle Road – Request for Shrubs to be Trimmed
Jeffrey & Laura Boyer, 2842 Sparrow Drive – Permit for Pool Barrier Expired
Yanelly Santos, 4011 Wolfs Church Road – Fence and Retaining Wall Permit Expired
Kevin Oaster, 1140 Taxville Road – Stormwater Inspection Not Complete
Kevin Oaster, 1140 Taxville Road – Permit Expired
Kevin Oaster, 1140 Taxville Road – Abandoned Vehicle
Rafael Martinez, 1660 Loucks Road – Chickens in R-3 Zone

Zoning Violation Letters issued in August 2025 Continued:

Rafael Martinez, 1660 Loucks Road – Trailer in Front Yard
Ernest & Kathy Day, 2410 Wyndhurst Court – Abandoned Vehicle
Jared & Jessica Everhart, 2235 School Street – Camper in Front Yard
Bahadur & Jai Mongar, 1469 Farm Cross Way – Trailer Cab in Front Yard
Michael Saxmann, 1845 Woodberry Road – Accessory Structure Without a Permit
Michael Saxmann, 1845 Woodberry Road – Abandoned Vehicle
Timothy & Lou Ann Bechtel, 1839 Austin Lane – Patio Without a Permit
Leonel Plasencia & Yeranny Lopez, 221 North Diamond – Pool Without a Permit
Anita Wright, 2628 Broad Street – Clear Sight Triangle
DLZ RE 10 LLC, 2311 Log Cabin Road – Abandoned Vehicle
Ronald Senft & Carla Bury, 1330 Beeler Avenue – Enclosed Garage Without a Permit
Ronald Senft & Carla Bury, 1330 Beeler Avenue – Driveway Without a Permit
Jacoby & Marisol Lark, 2558 Audlyn Drive – Camper in Front Yard
Manchester Frankford Mezz 1, LLC, 1800 Loucks Road area – Grass & Weeds
Daniel & Candie Atwell, 2461 Kotur Avenue – Overgrown Shrubs onto Road
Elwood & Cindy Wantz, 2440 Brougner Lane – Overgrown Shrubs onto Road
John Spangler, 2075 Taxville Road – Abandoned Vehicles
John Spangler, 2075 Taxville Road – Swimming Pool Condition
Michael Williams, 1837 Downing Street – Grass & Weeds
Joshua Rosenbloom, 1845 Austin Lane – Pool Barrier Not Compliant
Joshua Rosenbloom, 1845 Austin Lane – Abandoned Vehicle
Ramar Investments, LLC, 2251 Bannister Street – Unregistered Business in R-3 Zone
Larry & Jennifer White, 2415 Onyx Road – Trash & Recycling Cans Out for Extended Time
Michael Magnuss, 775 Bairs Road – Enlarging Driveway Without a Permit

Notice to Comply Letters issued in August 2025:

Charles Musser Jr., 1799 Altland Avenue – Garbage, Junk & Debris
Deion Caison, 845 N. Clinton Street - Garbage, Junk & Debris
Rafael Martinez, 1660 Loucks Road – Garbage, Junk & Debris
Ernest & Kathy Day – 2410 Wyndhurst Court - Garbage, Junk & Debris
Kevin Oaster, 1140 Taxville Road – Garbage, Junk & Debris
Michael Saxmann, 1845 Woodberry Road – Garbage, Junk & Debris
DLZ RE 10 LLC, 2311 Log Cabin Road – Garbage, Junk & Debris
Joshua Rosenbloom, 1845 Austin Lane – Garbage, Junk & Debris
Deion Caison, 845 N. Clinton Street – Garbage, Junk & Debris

MS4 MONTHLY REPORT – JULY 11, 2025, THROUGH August 15, 2025

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

1. 1433 Farm Cross Way – New inground pool w/patio extension. Original SCM was to be a trench measuring 42 cu. ft. SCM was never completed. The contractor decided to do a pit instead of a trench. Inspected a 7'L x 4'W x 2'+D Clean 2B stone pit that captures water from the down spout.
2. 2346 Maple – New 280 sq. ft. pervious paver patio. Verified pervious pavers were used.
3. 2530 Audlyn – New 18' x 20' shed. Shed placed in rear of property. SCM was to be a 225 gal. rain barrel. Permit closed.
4. 113 N. Forrest – New 15' x 16' room addition. SCM is two (2) 75 gal rain barrels.
5. 2741 Loman – New 14' x 16' Sunroom. Inspected three (3) 50 gal rain barrels for SCM.
6. 1760 Emerald – New 10' x 16' Shed. Inspected a 12' x 18' x 4" Deep Clean 2B Stone pad for SCM.
7. 3029 Sunset Ln. -New 10' x 14' shed. Inspected a 12' x 18' x 4" Deep Clean 2B stone pad for SCM.
8. 1873 Downing. – New 18' x 22' concrete patio. Inspected a 4.5' W x 28'L x 5'D Stone trench for SCM. Trench is bigger than required by permit.
9. 1190 Ruth – New 23' x 8.5' paver patio. Inspected at full excavation a 4'W x 6.5'L x 4'D seepage pit. Pit is larger than required by permit.
10. 784 Weldon – New 16' x 18' Screened in covered deck. Inspected a 150-gallon rain barrel for SCM. This permit expired in 2024. This project was non-compliant for stormwater, and I was able to bring them into compliance.
11. 2480 Middle – New 10'x20' Shed. Inspected at full excavation a 22.7'W x 12'L x 6"D Clean 2B Stone Pad for SCM. Pad is larger than required by permit.
12. 1625 Rainbow Cir. – New 8'x10' Shed. Inspected at full excavation a 10'x12' Clean 2B Stone Pad for SCM.
13. 100 Duvall – 375 sq.ft. new paved driveway addition. Inspected a 90 sq.ft. rain garden for SCM.
14. 2895 Sunset – 396 sq.ft. of new cement driveway. Original permit called for trenches for SCM. Property was non-complaint for SCM. Worked with resident to bring them into compliance. Inspected (2) 77 gal. rain barrels and (2) 50 gal. rain barrels for a total of 254 gals. for SCM.
15. 1661 Emerald – New 10' x 16' Shed. Inspected a 17.11' x 11.7' x 5"+ Clean 2B Stone pad. Pad was 6 inches shorter but 1 inch deeper than required by permit. Resident also installed rain gutters and rain barrels as an additional SCM.
16. 1760 Rainbow Circle – 16' x 16' and 16' x 20' patios. Inspected a 4.5'W x 32'L x 2.6'D Clean 2B Stone Trench for SCM.
17. 4000 Golden Eagle – 6' x 8' greenhouse. Inspected a 6' x 8' greenhouse with a pea gravel floor. This project was approved by the previous SW Inspector.
18. 2160 Twin Brooks – 1,062 sq. ft. driveway expansion. Required to capture 620 gallons for SCM. Inspected (2) 50 gallon rain barrels and (2) 265gallon rain barrels. Property was previously non-compliant and has been brought into compliance for SCM.

MS4 Permit Report

Stormwater Inspector Badin continues to speak with residents regarding stormwater management options for projects.

Inspector Badin will have the report ready for review by the end of August.

Training

Inspector Badin attended a Stormwater Permitting webinar through Compliance Management International. This course provided information on E & S plans during the construction phase of a project.

Stormwater Inspector Badin attended an onsite pipelining demo on the Thermoform method presented by Fairview Township and Guyer Brothers Utility Contractors.

Illicit Discharges

On 8-15-2025, Inspector Badin received a call from a resident regarding a white residue that was left behind from an inground pool being discharged onto the street and into a storm drain inlet. This discharge occurred in the 1900 block of Stonegate Rd. I observed a white residue on the street, neighboring driveways and in the inlet. Yorktowne Pools and Spas was working in the area and I was able to determine that the discharge came from them. Upon speaking to the owner of the company, Josh, it was determined that the white residue was plaster dust. I advised Josh that the residue would need to be cleaned up. I reinspected the site at the end of the day and was not satisfied with the cleanup. Reached out to Yorktowne advising that cleanup was not complete and they will have until the end of day on 8/18/2025 to have the issue resolved.

HAZMAT Cleanup

On Aug. 7, 2025 Inspector Badin was informed by Chief Laughman of an excavator fire that resulted in a HAZMAT spill of diesel fuel. Measures were taken to control the spill. Inspector Badin visited the site, The Rt. 30 Diner on West Market St. the next day to investigate the storm drains to determine if any of the diesel had infiltrated the system. Upon investigation, it was determined that the small amount of fuel had not. Ace Environmental was contacted by the owner of the excavator to perform the cleanup. Cleanup was completed on Aug. 8, 2025.

**West Manchester Township
Planning Commission
August 12, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from July 8, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-14 – Gregory Jacobs** – requests a variance §150-57.B to exceed the maximum height of an accessory structure from fifteen (15) feet to a proposed maximum height of twenty-five (25) feet **located at 2155 Taxville Road** (Tax Map: IG; Parcel: 0018M) in the R-3 Residential Zone.
 - b. **ZHB 25-15 Jose Bernardi, Jesus Rosado and Adolfo Manzo Madrigal** – request a special exception and variance to alter an existing nonconforming use (automobile repair, maintenance and auto sales) to include the sales and service of tires **located at 1924 Stanton Street** (Tax Map: 04; Parcel: 0227) in the R-5 Residential Zone.
- IV. New Business
 - a. **T-902 Preliminary/Final Subdivision and Land Development for The Learning Experience – Kenneth Road** – to depict a subdivision creating two (2) parcels in the Professional office zone and to depict the land development of the parcels creating a 10,000 square foot commercial day care facility with associated parking, landscaping and stormwater management on Lot 1 and the land development of a 6,000 square foot office building with associated parking, landscaping and stormwater management on Lot 2 **located along the 1900 block of Kenneth Road** in the Professional Office Zone and the R-2 Residential Zone. *(Tabled at the request of the Applicant.)*
 - b. **Proposed Zoning Ordinance Text and Map Amendment for a Data Center Overlay Zone**– to review and make a recommendation to the Board of Supervisors regarding a proposed a Zoning Ordinance text and map amendment for a use not provided for, Data Center Overlay Zone. The applicant is requesting that the Board of Supervisors amend the Zoning Ordinance and Zoning Map to define and permit data centers subject to certain standards in a new Data Center Overlay Zone and apply it to UPI # 51-000-HG-0004-00000 and 51-000-IG-0032B-000000 located in the Open Space Zone.
- V. Discussion
- VI. Adjourn

**West Manchester Township
Zoning Hearing Board
August 26, 2025**

NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, August 26, 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 25-14 – Gregory Jacobs – requests a variance §150-57.B to exceed the maximum height of an accessory structure from fifteen (15) feet to a proposed maximum height of twenty-five (25) feet **located at 2155 Taxville Road** (Tax Map: IG; Parcel: 0018M) in the R-3 Residential Zone.

ZHB 25-15 Jose Bernardi, Jesus Rosado and Adolfo Manzo Madrigal – request a special exception and variance to alter an existing nonconforming use (automobile repair, maintenance and auto sales) to include the sales and service of tires located at **1924 Stanton Street** (Tax Map: 04; Parcel: 0227) in the R-5 Residential 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 JULY 2025

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	1	\$335,000
New Multi-Family	0	0	0	0
Improvements to Existing	40	\$579,842	211	\$2,823,913
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	4	\$7,173,105	34	\$15,209,181
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	1	\$6,345,000	8	\$22,954,500
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	0	0	18	0
Temporary Use	2	0	4	0
Temporary Signs	1	\$1,000	7	\$1,005
Demolition	0	0	1	\$4,000
Municipal	0	0	0	0
BP Extensions	2	0	12	0
BP Replacements	0	0	0	0
Transient Sales	8	0	28	0
Going Out of Business	0	0	0	0
TOTAL	56	\$14,098,947	324	\$41,327,599