

**West Manchester
Township**

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

Attached for your review are the following reports:

- No Citations were issued in February 2024
- List of Zoning Violation Letters issued in February 2024
- Agenda for the Planning Commission Meeting February 13, 2024
- Agenda for the Zoning Hearing Board Meeting February 27, 2024
- Building Permit Recap Report for January 2023
- MS4 Monthly Report for January 2023

The following Violation Letters were issued in February 2024:

Michael & Patricia Wagaman, 1492 West Princess Street – Nuisance Exterior Lighting
Michael & Patricia Wagaman, 1492 West Princess Street – No Tenant Registration
Miranda Brown, 1225 Saddleback Road – Trailer in Front Yard
Thomas Bechtel, 2208 Cedar Road – Basement Remodel Without Permit
Thomas Bechtel, 2208 Cedar Road – No Tenant Registration
Shirley Noonan, 1571 North Drive – Outdoor Stockpiling
Cory Frey, 2407 Amethyst Road – Abandoned Vehicle
Lawrence Pomerleau, 1259 West College Avenue – Outdoor Trash, Debris
Roderick Hevner, 1880 Woodberry Road – Trash, Junk & Debris
York Auto Guys, 4120 West Market Street – Commercial Repairs without Building Permit
SPG Capital LLC, 3171 Robin Road – Trailer in Front Yard
SPG Capital LLC, 3171 Robin Road – Trash, Junk & Debris
Katherine Hendel, 1675 North Drive – Fence Without a Permit
Terry & Rachel Hake, 1545 Carlisle Road - Mandatory Sewer Connection
Terry & Rachel Hake, 1533 Carlisle Road – Mandatory Sewer Connection
Millard & Jean Young, 1207 West College Avenue – Abandoned Vehicle
Cory & Beth Eisenhart, 2274 Brougner Lane – Abandoned Vehicle
Angelina De La Cruz, 1980 Worth Street – Trash, Junk & Debris
Darcy Anderson, 4305 West Market Street – Driveway Expansion Without a Permit

The following Violation Letters were issued in February 2024: *(continued)*

Sean Ream, 1467 Salem Road – No Tenant Registration
Chad Haugh, 2160 Twinbrooks Drive – Business in Residential Zone
Cash Now LLC, 2305 West Market Street – Illegal 2nd Dwelling
Cash Now LLC, 2305 West Market Street - Change of Use Without Permit
Christine Brown, 220 Lincolnway Drive – Trash, Junk & Debris
Mitchell Shue, 910 Smith Drive – Fence Without a Permit

West Manchester Township
Planning Commission
February 13, 2024
AGENDA

- I. Call meeting to order
- II. Approval of minutes from the January 9, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 24-02 – Carlisle Commerce Center, Ltd. c/o Alhassane Sall** – requests a special exception §150-137.D to establish a Commercial Recreation Facility (Virtual Reality) located at 2148 White Street Suite 7 (Tax Map: JH; Parcel: 0055D) in the Regional Commercial (RC) Zone.
- IV. New Business
 - a. **T-886 Final Land Development Plan Building 8 Expansion for BAE Systems Land and Armaments, LP** – to depict a 3,995 square foot building expansion and a 4,804 square foot canopy addition to existing Building #8 located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the General Industrial (I-3) Zone. Review/Action.
- V. Discussion
- VI. Adjourn

(MEETING CANCELED DUE TO INCLEMENT WEATHER)

**West Manchester Township
Zoning Hearing Board Agenda
February 27, 2024**

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, February 27, 2024, 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 application:

ZHB 24-02 – Carlisle Commerce Center, Ltd. c/o Alhassane Sall – requests a special exception §150-137.D to establish a Commercial Recreation Facility (Virtual Reality) located at 2148 White Street Suite 7 (Tax Map: JH; Parcel: 0055D) in the Regional Commercial (RC) Zone.

BUILDING PERMIT RECAP

FOR THE MONTH JANUARY 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	32	\$507,814	32	\$507,814
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	6	\$827,761	10	\$827,761
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	5	\$742,046	1	\$742,046
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	6	0	6	0
Temporary Use	0	0	0	0
Temporary Signs	0	0	0	0
Demolition	0	0	0	0
Municipal	0	0	0	0
BP Extensions	2	0	2	0
BP Replacements	0	0	0	0
Transient Sales	0	0	0	0
Going Out of Business	0	0	0	0
TOTAL	51	\$2,077,621	51	\$2,077,621

MS4 MONTHLY REPORT – JANUARY 2024

Inspection of 5 stormwater management facilities for new construction.

1. 2677 Broad St. – New Shed with a seepage bed.
2. 1658 Lilac Rd. – Pool patio with a rain barrel.
3. 2646 Jessamine Way – Patio roof with a seepage bed.
4. 2260 Trotter Ridge Ct. – Gazebo with a rain barrel.
5. 760 Weldon Dr. – Shed with a seepage bed.

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

Update files for MS4 report for DEP.

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

Attend Flood Plain training on Flood Plain Ordinances presented by Pennsylvania Municipal League and FEMA.

Public works cleaned inlet tops at South Dr. and Wilt Dr. of leaves and debris.

Meet with DEP at Lehigh White Cement at Hokes Mill Rd. and Lemon St. for Stormwater Management review. Met with Ben Miller, EHS Manager of plant and reviewed stormwater management plans and maintenance records. Took tour of plant as DEP noted violations. Waiting for DEP final report.

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

Grandview Golf Course – Meet at golf course with Dover Township and engineers for updates and to discuss new stream restoration project through golf course from Rt. 74 to Poplars Rd. Plans are being submitted to DEP for approval. The design of the project was funded by the York Co. Stormwater Consortium. Project is looking for funding and grants for construction but may need assistance from Dover and West Manchester Townships. Project is looking to coordinate with the replacement of the Sanitary Sewer Interceptor through golf course, anticipating projects to begin in 2026. The engineers are planning to do a presentation of the project at an upcoming Supervisors' meeting once the details of the project are resolved.