

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

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

- Zoning Violation Letters were issued in February 2025
- Notice to Comply Letters were issued February 2025
- Agenda for the Planning Commission Meeting February 11, 2025
- Zoning Hearing Board Notice of Canceled Meeting February 25, 2025
- Building Permit Recap Report for January 2025
- MS4 Monthly Report for January 2025

**Zoning Violation Letters issued in February 2025:**

Agree PA Properties, LLC, 1000 Town Center Drive – Outdoor Storage  
Cory Frey, 2407 Amethyst Road – Abandoned Vehicle  
Chad & Michelle Gerrick, 2817 Dove Drive – Boat in Front Yard  
William & Catherine Dongs, 2120 Hess Road – Abandoned Vehicle  
Caleb Lloyd, 2660 Sunset Lane – Shed Without a Permit  
Adrianna Frey, 2381 Seneca Drive – Abandoned Vehicle  
Morris & Catherine Barshinger, 2200 Bannister Street – Overgrown Tree in Clear Sight Triangle  
Joseph Kellison & April Ludwig, 1705 Sapphire Road – Trash Guidelines for Curbside Pick-up  
Wayne Richards, 4330 W Market Street – Engineered Stormwater Plan Not Submitted  
Leigh Lauer, 2533 Westminster Drive – Keeping of Chickens

**Notice to Comply Letters issued in February 2025:**

Scott Loucks, 1900 Carlisle Road – Garbage, Junk & Debris  
Robert & Judith Stoppard, 2421 Herman Drive – Garbage, Junk & Debris

**West Manchester Township  
Planning Commission  
February 11, 2025  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from January 14, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases – No applications have been filed for this meeting.
- IV. Old Business
  - a. T-897 Preliminary/Final Land Development Plan for Trimmer Campus Improvements for West York Area School District – to depict the proposed construction of a parking lot and field house, the resurfacing, addition and replacement of associated athletic fields and features and other associated improvements located at 1900 Brenda Road (Tax Map: JG; Parcel: 0060B) in the Open Space Zone. *The Applicant has requested that this plan be withdrawn.*
  - b. T-898 Preliminary/Final Land Development Plan for Main Campus Improvements for West York Area School District – to depict the proposed construction of a new track, new parking, improved vehicular circulation, new athletic fields, stormwater management facilities and associated improvements located at 1800 Bannister Street (Tax Map: 02; Parcel: 0069) in the Open Space Zone and Local Commercial Zone. *The Applicant has requested that this plan be tabled.*
- V. New Business
- VI. Discussion
- VII. Adjourn

**West Manchester Township  
Zoning Hearing Board Agenda  
February 25, 2025**

**NOTICE**

Notice is hereby given that the regularly scheduled public hearing of the West Manchester Township Zoning Hearing Board for February 25, 2025, has been cancelled due to a lack of applications being filed.

Rachelle Sampere  
Zoning Officer

## BUILDING PERMIT RECAP

FOR THE MONTH JANUARY 2025

	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	23	\$456,936	23	\$456,936
<b>COMMERCIAL</b>				
New Commercial	0	0	0	0
Improvements (Including Signs)	12	\$305,519	12	\$305,519
<b>INDUSTRIAL</b>				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	0	0
<b>OTHER</b>				
Agricultural Building	0	0	0	0
Use Certificates	2	0	2	0
Temporary Use	0	0	0	0
Temporary Signs	1	0	1	0
Demolition	0	0	0	0
Municipal	0	0	0	0
BP Extensions	3	0	3	0
BP Replacements	0	0	0	0
Transient Sales	1	0	1	0
Going Out of Business	0	0	0	0
<b>TOTAL</b>	<b>42</b>	<b>\$762,455</b>	<b>42</b>	<b>\$762,455</b>

## MS4 MONTHLY REPORT – JANUARY 2025

Inspection of 6 stormwater management facilities for new construction.

1. 788 Weldon Dr. – New Stone Parking Pad with clean 2b stone bed.
2. 766 Weldon Dr. – New Shed with a seepage bed.
3. 2259 Linden Rd. – New Porch Roof with a rain barrel.
4. 1381 Winterberry Ct. – New Shed with a seepage bed.
5. 5 Hayden Heights Rd. – New Shed with seepage trenches.
6. 460 Richardson Rd. – New Garage with rain barrels.

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

Updated files for MS4 report for DEP.

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. Recorded signed agreements from all Residents needed. The engineers are finalizing plans for submittal to DEP in March. After DEP approval, plans to be submitted for CLOMAR. Estimated approval time is late 2026. Anticipated construction time is one year.

Kinsley Construction repaired sinkhole at the outlet of the stormwater pond for the Carlisle Commerce Center at 2159 White St. The sinkhole was to the rear near Rt. 30.

Attended York County Stormwater Consortium Management Meeting via zoom. Elected officers for the new year. Reviewed the financial report and payments to be disbursed, discussed Regional CBPRP BMP projects for status update and requested for payment for finished projects.