

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

Attached for your review are the following reports:

- Citations issued in January 2023
- Zoning Violation Letters issued in January 2023
- Agenda for the Planning Commission Meeting January 10, 2023
- Agenda for the Zoning Hearing Board Meeting January 24, 2023
- Building Permit Recap Report for December 2022
- Dangerous Building 1725 Yorktowne Drive, Apt. F
- Dangerous Building 920 Stoverstown Road
- MS4 Monthly Report for December 2022

The following Citations issued in January 2023:

Nickey Ellis & Dawn Brindley c/o Fallon Angel, 230 Canary Circle- Trash, Junk, & Debris
Jeremy & Angela Cox, 2770 Thornbridge Road West – Camper in Front Yard

The following Violation Letters were issued in January 2023:

Maureen & Lindley Swanston, 802 Stonegate Road – Abandoned Vehicle
Dale Rexrode, 2270 Roosevelt Avenue – Expired Garage Permit
Nickey Ellis & Dawn Brindley c/o Fallon Angel, 230 Canary Circle – Abandoned Vehicle
Janine Generale – Eisler, 2175 White Street – Permit Expired
Ariell Linares, 1954 Orange Street – Crusher Waste in Twp. Right-Of-Way
Pennymac Loan Services, LLC, 1890 Roosevelt Avenue – Dwelling Not Secured Against Entry
Pennymac Loan Services, LLC, 1890 Roosevelt Avenue – Abandoned Vehicle
Pennymac Loan Services, LLC, 1890 Roosevelt Avenue – Trash, Junk, & Debris
Korina Olvera Del Muro, 1890 Trolley Road – Addition Without a Permit
Brandon & Lindsay Pepper, 443 Weldon Drive – Abandoned Vehicle
Charles & Nicolette Martin, 2530 Rosebay Drive – Road Obstruction (Basketball Hoop)
Matthew Coons & Dawn Jablonski, 1370 Poplars Road – RV in Front Yard
Anamaris Torres Pabon, 2163 Bannister Street – Electric & Plumbing to Accessory Structure Without a Permit
Anamaris Torres Pabon, 2163 Bannister Street – Illegal Use – Business in R-3 Residential Zone
The Housing Authority of York, 1427 Salem Road – Trash out for Extended Period of Time

**West Manchester Township
Planning Commission
January 10, 2023
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from the December 13, 2022 Planning Commission meeting.
- IV. Zoning Hearing Cases
 - a. **ZHB 23-01 – Forman Sign Company c/o Dan Flaville for Delco Plaza, LP** – requests a variance §150-283.B Sign Chart P-9D to increase the allowable size of an attached sign for an individual use within a shopping center (European Wax Center tenant space) **located at 1211 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.
 - b. **ZHB 23-02 – Dameon Wilson** – requests to appeal the notice of violation and in the alternative requests a variance §150-51 permitted uses to allow an accessory building as a principal use on a property to house chickens **located on a vacant lot on Carlisle Road** (Tax Map: 09; Parcel: 0067B) in the R-3 Residential Zone.
 - c. **ZHB 23-03 – Bryn Gohn** – requests to appeal the notice of violation and in the alternative requests a variance §150-230.A to park a trailer in the driveway of a corner lot on the non-address road frontage **located at 1995 Niagara Lane** (Tax Map: 26; Parcel: 0017) in the R-2 Residential Zone.
 - d. **ZHB 23-04 – APJ Foundation, LLC c/o Abdullah M. Jamison** – requests a special exception §150-289 to expand/alter an existing nonconforming use (automobile repair) to include a paint booth **located at 320 South Richland Avenue** (Tax Map: 17; Parcel: 0187) in the Local Commercial Zone.
- V. New Business
- VI. Discussion
- VII. Adjourn

West Manchester Township
Zoning Hearing Board Agenda
January 24, 2023

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, January 24, 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:

Reorganization

ZHB 23-01 – Forman Sign Company c/o Dan Flaville for Delco Plaza, LP – requests a variance §150283.B Sign Chart P-9D to increase the allowable size of an attached sign for an individual use within a shopping center (European Wax Center tenant space) **located at 1211 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.

ZHB 23-02 – Dameon Wilson – requests to appeal the notice of violation and in the alternative requests a variance §150-51 permitted uses to allow an accessory building as a principal use on a property to house chickens **located on a vacant lot on Carlisle Road** (Tax Map: 09; Parcel: 0067B) in the R-3 Residential Zone.

ZHB 23-03 – Bryn Gohn – requests to appeal the notice of violation and in the alternative requests a variance §150-230.A to park a trailer in the driveway of a corner lot on the non-address road frontage **located at 1995 Niagara Lane** (Tax Map: 26; Parcel: 0017) in the R-2 Residential Zone.

ZHB 23-04 – APJ Foundation, LLC c/o Abdullah M. Jamison – requests a special exception §150-289 to expand/alter an existing nonconforming use (automobile repair) to include a paint booth **located at 320 South Richland Avenue** (Tax Map: 17; Parcel: 0187) in the Local Commercial 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 DECEMBER 2022

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	2	\$1,054,000	8	\$2,731,123
New Multi-Family	0	0	0	0
Improvements to Existing	13	\$119,408	372	\$4,955,849
COMMERCIAL				
New Commercial	1	\$808,000	2	\$3,582,800
Improvements (Including Signs)	5	\$578,349	126	\$28,017,331
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	18	\$19,418,213
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	2	0	61	\$1,000
Temporary Use	0	0	10	0
Temporary Signs	3	0	22	\$922
Demolition	0	0	9	\$1,184,658
Municipal	0	0	0	0
BP Extensions	1	0	42	0
BP Replacements	0	0	0	0
Transient Sales	0	0	26	0
Going Out of Business	0	0	0	0
TOTAL	24	\$2,559,757	696	\$59,891,896

MS4 MONTHLY REPORT – DECEMBER 2022

Inspection of 8 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.

Attend York County Storm Water Consortium Management meeting at York Township.

Meet with engineers Land Studies at Little Conewago Conservation Area to discuss Little Conewago Creek project.

The Township had an Illicit discharge event when a Box Truck was struck by a car on Indian Rock Dam Rd. at Hokes Mill Rd. The truck's gas tank was ruptured and spilled about 80 gallons of diesel fuel into the storm sewer system. Hazmat and DEP were notified. The spill discharged into the old mill race where Hazmat contained it. Penn Dot applied anti-skid to road to absorb diesel fuel and Hazmat placed 3 booms and pads to capture the spill in the mill race. The township contacted Lewis Environmental who came to site to cleanup. Lewis vacuumed the street and is coming back to clean up mill race after the ice has melted.