

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

Attached for your review are the following reports:

- Citations were issued in January 2024
- List of Zoning Violation Letters issued in January 2024
- Agenda for the Planning Commission Meeting January 9, 2024
- Agenda for the Zoning Hearing Board Meeting January 23, 2024
- Building Permit Recap Report for December 2023
- Dangerous Building 230 Canary Circle
- MS4 Monthly Report for December 2023

The following Citations were issued in January 2024:

Dawn Brindley, 230 Canary Circle – Trash, Junk & Debris
Dawn Brindley, 230 Canary Circle – 2 Abandoned Vehicles

The following Violation Letters were issued in January 2024:

John & Kathleen Arnold, 2095 Winding Road – No Tenant Registration
Korina Olvera, 1890 Trolley Road – Trailer in Front Yard
Brent & Shannon Dee Krebs, 2410 Cedar Road – Stockpiling Firewood in Front Yard
Brent & Shannon Dee Krebs, 2410 Cedar Road – Yard Sale for Extended Time
Roderick Hevner, 1880 Woodberry Road – Trash out for Extended Time
David Jules & Jaleesa Andrade, 2424 Amethyst Road – Trash out for Extended Time
Sean Ream, 1467 Salem Road – Pool Without a Permit
Sean Ream, 1467 Salem Road – No Tenant Registration
Maria Oquendo & Jose Mendez, 2175 Herman Drive- Patio Roof Without a Permit
Chad Haugh, 2160 Twin Brooks Drive – Trailer in Front Yard

**West Manchester Township
Planning Commission
January 9, 2024
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from the December 12, 2023, Planning Commission meeting.
- IV. Zoning Hearing Cases
 - a. **ZHB 24-01 – PermEx c/o Stephanie Rumer for Delco Plaza 1, LP** – requests a variance §150-283.B Permitted Permanent Sign Chart to modify the number and size of attached walls signs for an individual use within a shopping center (Giant) **located at 1255 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.
- V. New Business
- VI. Discussion
- VII. Adjourn

**West Manchester Township
Zoning Hearing Board Agenda
January 23, 2024**

Reorganization

ZHB 24-01 – PermEx c/o Stephanie Rumer for Delco Plaza 1, LP – requests a variance §150-283.B Permitted Permanent Sign Chart to modify the number and size of attached walls signs for an individual use within a shopping center (Giant) **located at 1255 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.

BUILDING PERMIT RECAP

FOR THE MONTH DECEMBER 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	15	\$106,115.00	380	\$5,085,127.43
COMMERCIAL				
New Commercial	1	\$1,113,000.00	4	\$11,998,000.00
Improvements (Including Signs)	4	\$77,000.00	98	\$9,890,194.00
INDUSTRIAL				
New Industrial	0	0	1	\$980,000.00
Improvements (Including Signs)	0	0	16	\$6,441,987.00
OTHER				
Agricultural Building	0	0	1	\$85,000.00
Use Certificates	5	0	33	0
Temporary Use	0	0	18	\$1,005.00
Temporary Signs	0	0	6	\$900.00
Demolition	1	0	5	\$37,250.00
Municipal	0	0	0	0
BP Extensions	3	0	45	0
BP Replacements	0	0	0	0
Transient Sales	0	0	14	0
Going Out of Business	0	0	0	0
TOTAL	29	\$1,296,115.00	622	\$34,639,463.43

MS4 MONTHLY REPORT – DECEMBER 2023

Inspection of 11 stormwater management facilities for new construction.

1. 2119 Sycamore Rd. – New Driveway with a seepage trench.
2. 1225 Saddleback Rd. – Shed with seepage bed.
3. 1445 Saddleback Rd. – Shed with seepage bed.
4. 2470 Baker Rd. – Carport with seepage bed.
5. 2180 Bannister St. – Driveway addition with a seepage pit.
6. 1845 Dorchester Dr. – Pool and retaining wall with seepage trench.
7. 2361 Seneca Dr. – Shed with seepage bed.
8. 2622 Rosebay Dr. – Patio with seepage trench.
9. 1820 South Dr. – Shed with seepage bed.
10. 2500 Manor Rd. – Driveway addition with seepage pit.
11. 2060 Spring St. – Detached garage with seepage trenches.

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. Review Budget and meeting schedule for 2024.

Public works cleaned inlet tops at Log Cabin & Carlisle Rds., Maple & Herman Rds., and at Audlyn and Derry Rds.

Received a call concerned about pond flooding at 2260 Baker Rd. Investigated issue and found York Co. Conservation District had home builder plug outlet of release structure of pond till site is stabilized. The pond fills up and discharges out of the top of the release structure.

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

There was an illicit discharge at BAE. During removal of a crane, about 2 gallons of hydraulic fluid spilled into the inlet and discharged to stream/gutter. BAE contained spill with noodles and absorbent mats around inlet and in stream/gutter. Notified DEP.

Grandview Golf Course – Meet at golf course with engineers 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 on doing a presentation of the project at an upcoming Supervisors meeting once details of project are resolved.