

**West Manchester
Township**

(717) 792-3505



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York, Pa. 17408**

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

Attached for your review are the following reports:

- Citations filed in July 2025
- Zoning Violation Letters were issued in July 2025
- Notice to Comply Letters were issued July 2025
- Agenda for the Planning Commission Meeting July 8, 2025
- Zoning Hearing Board Notice July 22, 2025
- Building Permit Recap Report for June 2025
- Dangerous Building – 29 North Diamond Street
- Dangerous Building – 31 North Diamond Street
- MS4 Monthly Report for June 2025

Citations filed in July 2025

Cottontail Solar 8, LLC c/o Lightsource BP, 455 Woodberry Road – Grass & Weeds (x2)
Cottontail Solar 1, LLC c/o Lightsource BP, 1028 Stoverstown Road – Grass & Weeds (x2)
Cottontail Solar 1, LLC c/o Lightsource BP, 1025 Stoverstown Road – Grass & Weeds (x2)

Zoning Violation Letters issued in July 2025:

Diana Christiansen, 2348 Heather Road – Chickens in Residential Zone
Glenn & Patricia Friedman, 102 Winston Drive – Shrubs in Clear Sight Triangle
Jeffrey & Linda Dice, 750 Weldon Drive – Grass & Weeds
Jeffrey & Linda Dice, 750 Weldon Drive – Shrubs in Clear Sight Triangle
Manchester Equities, LP, 2180 York Crossing Drive – Temp. Banner up for extended time
Aaron Provencal, 1441-1443 Old Salem Road – Trash Curbside for Extended Time
Dusan Bratic, 1407 Carlisle Road – Grass & Weeds
Dusan Bratic, Haviland Road – Grass & Weeds
Wyatt Bonsell, 2261 Trolley Road – Deck Without a Permit
Chad Haugh, 2160 Twin Brooks Drive – Stormwater Management not Complete
Chad Haugh, 2160 Twin Brooks Drive – Running a Business Without a Permit
Lawrence Pomerleau, 1259 W. College Avenue – Grass & Weeds
Susan & Larry Bowers, 1126 West College Avenue – Shrub in Clear Sight Triangle
K C Holdings, LP, 1915 Kenneth Road – Grass & Weeds

Notice to Comply Letters issued in July 2025:

Nichole & Steven Neiman, 751 Weldon Drive - Accumulation of Garbage & Junk Materials

**West Manchester Township
Planning Commission
July 8, 2025**

AGENDA

- I. Call meeting to order
- II. Approval of minutes from June 10, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-10 – Karl Welkner** – requests a variance §150-47.B.3 to encroach upon the 10' minimum required rear yard setback for an accessory structure **located at 2577 Broad Street** (Tax Map: 13; Parcel: 0088) in the R-2 Residential Zone.
 - b. **ZHB 25-11 – Melinda E. Kreiser and Leon R. Leber** – request a special exception §150-289 to alter an existing nonconformity (use and dimensional) **located at 2290 School Street** (Tax Map: 10; Parcel: 0197) in the R-3 Residential Zone.
 - c. **ZHB 25-12 – Hunter Creek Partners, LLC** – requests a variance §150-36 to reduce the minimum lot width for two (2) parcels (proposed Lots 8 and 9) along the turnaround of a cul-de-sac of a preliminary subdivision **located along Baker Road** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone.
 - d. **ZHB 25-13 – Matthew Witmer for 3108 W Market Street York LLC** – requests a special exception §150-290 to substitute one (1) nonconforming use (office/storage) with another nonconforming use (professional office with small scale manufacturing) located at **3108-3142 West Market Street (Unit 3120)** (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.
- IV. Old Business
 - a. **T-900 Preliminary/Final Land Development Plan for 1763 Colony Road Commercial** – to depict a proposed 96,768 sq. ft. flex-space building and related improvements on a vacant 6.75-acre tract of land **located at 1763 Colony Road** (Tax Map: JH; Parcel: 0056T) in the Light Industrial Zone. The property will be served by public water and public sanitary sewer. *This item was tabled at the June 10, 2025, public meeting.*
 - b. **T-901 Preliminary Subdivision and Land Development Plan for the Baker Road Subdivision** – to depict the proposed subdivision of a 48.640-acre parcel creating 65 residential lots and 2 homeowner's association lots, associated roads and stormwater management **located along the south side of Baker Road near the intersection with Sunset Lane** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The properties will be served by public water and public sanitary sewer. *The Applicant briefed the Planning Commission on this item at the May 13, 2025, public meeting.*
- V. New Business
- VI. Discussion
- VII. Adjourn

**West Manchester Township
Zoning Hearing Board
July 22, 2025**

NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, July 22, 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 25-10 – Karl Welkner – requests a variance §150-47.B.3 to encroach upon the 10' minimum required rear yard setback for an accessory structure **located at 2577 Broad Street** (Tax Map: 13; Parcel: 0088) in the R-2 Residential Zone.

ZHB 25-11 – Melinda E. Kreiser and Leon R. Leber – request a special exception §150-289 to alter an existing nonconformity (use and dimensional) **located at 2290 School Street** (Tax Map: 10; Parcel: 0197) in the R-3 Residential Zone.

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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 JUNE 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	41	\$474,771	171	\$2,244,071
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	3	\$5,078	30	\$8,036,076
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	1	\$20,000	7	\$16,609,500
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	3	0	18	0
Temporary Use	2	0	4	0
Temporary Signs	0	0	6	\$5
Demolition	0	0	1	\$4,000
Municipal	0	0	0	0
BP Extensions	0	0	10	0
BP Replacements	0	0	0	0
Transient Sales	4	0	20	0
Going Out of Business	0	0	0	0
TOTAL	54	\$499,849	268	\$27,228,652

MS4 MONTHLY REPORT – JUNE 20, 2025, THROUGH JULY 10, 2025

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

1. 2875 Sunset Ln. – New Shed. Inspected a 12'x14'x4" deep Clean 2B stone pad for SCM.
2. 1836 Ivy Pump Ln. – Deck w/Screened Room. Inspected (2) 7'L x 2'W x 3'D trenches for SCM.
3. 2270 Roosevelt Ave. – New Pole Barn 20'x30'x14'H. Inspected (2) 2'W x 2'6"D x 34'L trenches for SCM.
4. 2230 Manor Rd. – 20'W x 39.5'L Asphalt Driveway. Inspected a 5'W x 39.5'L x 2'D stone trench for SCM.
5. 2718 Carlton Pl. – 20' x 25' Driveway. Inspected a 2'W x 20'L x 1'D stone trench for SCM. This was a non-compliant property that was able to be brought into compliance.

Three properties from last month's report remain non-compliant. A notice of violation has been sent to one property by Zoning Officer Sampere for omitting the required stormwater control measure. Inspector Badin will continue to work with residents to bring their projects into compliance.

MS4 Permit Report

Stormwater Inspector Badin is working closely with Dawood to ensure the Township is meeting all requirements for our MS4 permit. MS4 Coordinator Badin is also working with Dawood to update our stormwater maps with GPS coordinates. Badin, along with Dawood, have carried out all inspections needed to meet our inspection requirements for the 24-25 permit cycle which ended June 30, 2025. Inspector Badin will be working on compiling and uploading all necessary documents for our MS4 Permit Report. The due date for this report is September 30, 2025.

Training

Stormwater Inspector Badin successfully completed a course on MCM 3 – Illicit Discharge Detection and Elimination- Outfall Inspections training through Pennsylvania Department of Environmental Protection Clean Water Academy. Over the next few months, Inspector Badin will be attending multiple training sessions on Stormwater Management.