



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

Attached for your review are the following reports:

- Citations filed in June 2025
- Zoning Violation Letters were issued in June 2025
- Notice to Comply Letters were issued June 2025
- Agenda for the Planning Commission Meeting June 10, 2025
- Zoning Hearing Board Notice June 24, 2025
- Building Permit Recap Report for May 2025
- Illicit Discharge – 1690 Misty Drive
- Dangerous Building – 1620 Poplars Road
- MS4 Monthly Report for May 2025

Citations filed in June 2025

Clark Meyer, 1784 Emerald Avenue – Pool Condition
Paul Ritchey, 1857 Austin Lane – Grass & Weeds

Zoning Violation Letters issued in June 2025:

John Spangler, 2075 Taxville Road - Permit Expiration in 30 Days
ODSS Property LLC, 937 Stoverstown Road – Camper in Front Yard Area
ODSS Property LLC, 937 Stoverstown Road – Illegal Business in R-5 Residential Zone (Vehicle & Camper Storage)
Cottontail Solar 1, LLC – 1028 Stoverstown Road – Grass & Weeds
Cottontail Solar 8, LLC – 455 Woodberry Road – Grass & Weeds
Cottontail Solar 1, LLC – 1025 Stoverstown Road – Grass & Weeds
J&I Investment Group, LLC – 2334 Middle Street – Grass & Weeds
Kyle Prendergast, Michael Prendergast II, Brittany Gembe – Grass & Weeds
Ronald & Jennifer Harvison, 1620 Poplars Road – Grass & Weeds
Robert Doll III – 1735 Church Road – Commercial Business in Residential Zone
Luis & Thembi Stephenson, 1235 Saddleback Road – Deck Without a Permit
Luis & Thembi Stephenson, 1235 Saddleback Road – Camper in Front Yard Area
Jessica Jennifer Roeder 1999 Irrevocable Trust – 4395 West Market Street – Grass & Weeds

Notice to Comply Letters issued in June 2025:

David & Paula Bixler, 1377 Winterberry Court – Accumulation of Garbage & Junk Materials

**West Manchester Township
Planning Commission
June 10, 2025**

AGENDA

- I. Call meeting to order
- II. Approval of minutes from May 13, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-08 – G&S Commercial Properties, LLC** – requests a variance §150-86 Number of Uses to allow more than one (1) principal use on the lot and §150-83.B Permitted Uses to permit a sandwich shop (fast-food restaurant) within the existing beer distributorship **located at 330 South Richland Avenue** (Tax Map: 17; Parcel: 0190) in the Local Commercial Zone.
 - b. **ZHB 25-09 – Joe Cleary** – requests a special exception §150-289 to alter and expand an existing nonconformity (existing nonconforming use is Commercial/Industrial making it residential and dimensional nonconformity for setbacks to enlarge by constructing a deck) **located at 1952 Stanton Street** (Tax Map: 04; Parcel: 0229) in the R-5 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 May 13, 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
June 24, 2025

NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, June 24, 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 25-08 – G&S Commercial Properties, LLC – requests a variance §150-86 Number of Uses to allow more than one (1) principal use on the lot and §150-83.B Permitted Uses to permit a sandwich shop (fast-food restaurant) within the existing beer distributorship **located at 330 South Richland Avenue** (Tax Map: 17; Parcel: 0190) in the Local Commercial Zone.

ZHB 25-09 – Joe Cleary – requests a special exception §150-289 to alter and expand an existing nonconformity (existing nonconforming use is Commercial/Industrial making it residential and dimensional nonconformity for setbacks to enlarge by constructing a deck) **located at 1952 Stanton Street** (Tax Map: 04; Parcel: 0229) in the R-5 Residential Zone.

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 MAY 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	26	\$270,529	130	\$1,769,300
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	3	\$7,152,435	27	\$8,030,998
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	2	\$1,430,000	6	\$16,589,500
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	3	0	15	0
Temporary Use	0	0	2	0
Temporary Signs	0	0	6	\$5
Demolition	0	0	1	\$4,000
Municipal	0	0	0	0
BP Extensions	2	0	10	0
BP Replacements	0	0	0	0
Transient Sales	2	0	16	0
Going Out of Business	0	0	0	0
TOTAL	38	\$8,852,964	214	\$26,728,803

MS4 MONTHLY REPORT – MAY 15, 2025, THROUGH JUNE 19, 2025

INSPECTION OF STORMWATER CONTROL MEASURES (SCM) ASSOCIATED WITH NEW CONSTRUCTION

1. 2144 Twin Brooks Drive – New shed. Installed clean 2B stone pad for SCM. Will also be installing a rain barrel on an existing shed to capture stormwater runoff to offset installing the new stone pad's inadequate size.
2. 2649 Broad Street – New detached garage. Reduced impervious area by removing various sheds and concrete areas.
3. 2135 Taxville Rd. – New pool, patio, detached garage, pavilion roof. Installed clean 2B stone pad and a four 250-gallon tanks for a total of 1,000 gallons for SCM.
4. 1284 W. College – Replace 10'x 8' shed with 12'x 16' shed. Installed a 14' x 16' x 4" deep stone pad for SCM.
5. 788 Weldon Dr. – New Shed. Installed clean 2B stone pad for SCM. Inspected 10' x 10'x 4" deep clean 2B stone pad for SCM.
6. 2390 Fairway Dr. – New Shed. Inspected a 16' x 21'9" x 4" deep clean 2B stone pad for SCM.
7. 2390 Fairway Dr. - Installed 40 SF new impervious area (Patio). This was an addition to an already existing patio. Inspected a 11' x 2' x 1.2' deep clean 2B stone trench for SCM.
8. 2033 Winding Rd. – Stone Steps. – Inspected a 30' x 1.5' x 8" deep clean 2B stone trench for SCM.
9. 2547 Audlyn Dr. – New Shed. Inspected a 12' x 12' x 4" clean 2B stone pad for SCM.
10. 2718 Carlton Pl. – Addition to existing driveway. Stormwater SCM not constructed as per permit. Working with resident to bring the project into compliance for final inspection.
11. 2815 Barton – Inground swimming pool with decking. Stormwater SCM not constructed per permit. Dawood is reviewing the plan to determine what can be done to bring the project into compliance.
12. 2530 Audlyn Dr. – New shed. Shed location is not in compliance with current ordinance. Working with resident to bring project into compliance with shed placement and stormwater SCM.
13. 2160 Twin Brooks Dr. – Expansion of existing driveway. Stormwater SCM not in compliance. Working with resident to bring project into compliance.
14. 2413 Heather Dr. – New Shed. Inspected a 10' x 10' x 4" clean 2B stone pad for SCM.

INSPECTION OF ILLICIT DISCHARGE

- On Thursday, May 15, 2025, Stephanie Badin, Stormwater Inspector/MS4 Coordinator witnessed water being discharged from a hose onto Derry Road and into a stormwater inlet. The water was flowing at an intense quantity and velocity. The water was being discharged from an inground pool under renovations located at 1690 Misty Drive. Ms. Badin went out to the property to inform the property owner and contractor that the water must be discharged slowly into a vegetative area on their property so it may be absorbed on their own property. Ms. Badin was able to see that algae was in the pool. Ms. Badin informed the contractor and property owner that pool water containing chlorine and/or algae is not permitted to go into the storm drains. She informed the property owner and contractor that this is a violation of the Township's stormwater management ordinance and Pennsylvania Department of Environmental Protection regulations. She also informed them that PA DEP would be notified of the illicit discharge. The contractor removed the hose from the pool and discontinued discharging the pool water on the property. On Friday, May 15, 2025, Ms. Badin once

again witnessed water being discharged from a hose with intense velocity and quantity from 1960 Misty Drive onto Derry Road and into the stormwater inlet. Ms. Badin went back to the property to inform the contractor that the illicit discharge into the storm drain must cease immediately and that the water must be discharged slowly on the subject property so it may be absorbed on the property. Ms. Badin once again informed the property owner that this is a violation of the stormwater management ordinance and Pennsylvania Department of Environmental Protection regulations. Ms. Badin took pictures of the event and prepared a report. Ms. Sampere prepared a notice of violation and sent it to the property owners. PA DEP was notified of the incident.

STORMWATER MANAGEMENT DISCUSSIONS

Zoning Officer Sampere and Stormwater Inspector Badin met with numerous township residents to discuss why stormwater management is needed and their options to manage stormwater for their projects during permit application inquiries and permit submissions.

Maintained and updated files for MS4 report for PA Department of Environmental Protection.

Township Manager Kelch informed me that due to the change in funding from the Federal Government, this project may no longer be possible. *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. Received signed agreements from all Residents needed, ready for recording. The engineers are finalizing plans for submittal to DEP in March. After DEP approval plans get submitted for CLOMAR. Estimated approval time is late 2026. Anticipated construction time is one year.*

Zoning Officer Sampere attended the York County Stormwater Consortium Regional Committee's virtual meeting on Wednesday, May 28, 2025, at 9:30 a.m. via Zoom. The consortium reviewed the request from Manchester Township to amend their agreement for the Stillmeadow Park project. The consortium also reviewed the request from York Township for additional funding for the Queenswood Improvement project. Pam Shellenberger of YCPC informed the members that the next permit is still in draft form and they have not heard anything from PA Department of Environmental Protection regarding the comments submitted by the consortium. Stephanie Badin will begin attending the stormwater consortium meetings with Zoning Officer Sampere.

TRAINING ATTENDED

Stormwater Inspector Badin successfully completed two courses on MCM's through Pennsylvania Department of Environmental Protection's Clean Water Academy for a total of three professional development hours. The course outlined the Minimum Control Measures needed to maintain permit compliance.

Zoning Officer Sampere and Stormwater Inspector Badin held an in-house training session with the Public Works Department. The topics discussed were illicit discharge reporting and good housekeeping measures for our municipal properties. Each employee was given a copy of our Operations Manual for Municipal Owned Stormwater Facilities.