

**West Manchester
Township**
(717) 792-3505



**380 East Berlin Road
York, Pa. 17408**
fax: (717) 792-4374

Website: www.westmanchestertownship.com

E-mail: info@westmanchestertownship.com

**West Manchester Township
Zoning Officer's Monthly Report
March 2026**

Attached for your review are the following reports:

- Zoning Violation Letters were issued in March 2026
- Notice to Comply Letters issued in March 2026
- Agenda for the Planning Commission Meeting March 10, 2026
- Zoning Hearing Board Notice March 24, 2026
- Building Permit Recap Report for February 2026
- MS4 Monthly Report for February 2026
- Cottontail Solar 2 (Hokes 1) Lemon Street Update

Zoning Violation Letters issued in March 2026:

Angela Lawson, 2298 Heather Road – Remove Shed Pad from Easement
James & Jennifer Jones, 1150 Ruth Street – Trash, Junk & Debris
Komoa Hawkins, 2152 High Street – Trash, Junk & Debris
Komoa Hawkins, 2152 High Street – Abandoned Cars

Notice to Comply Letters issued in March 2026:

Christine Brown, 220 Lincolnway Drive – Garbage, Junk & Debris

**West Manchester Township
Planning Commission
March 10, 2026
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from February 10, 2026, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area **located at 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone. ***Tabled until April 14, 2026, at the request of the Applicant’s Engineer.***
 - b. **ZHB 26-02 - Lowe’s (Delco Plaza)** – requests a variance of Section 150-262.D.2 to hold seasonal sales within a parking lot longer than the permitted 45 days **located at 1175 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.
- IV. New Business
 - a. **Sewer Planning Module for T-895 Preliminary Subdivision Plan for Steve and Karen Washington** – review of a sewer planning module for 10 EDUs for the preliminary subdivision and land development plan for Steve and Karen Washington **located at the intersection of Taxville Road and Baker Road**. Applicant is requesting this sewer planning module be forwarded to the Board of Supervisors for consideration so it may be forwarded to the Pennsylvania Department of Environmental Protection for review.
 - b. **T-907 Final Phase 1 Subdivision and Land Development Plan for Estates at Honey Run** – to depict phase 1 of a final subdivision creating 35 single family residential lots and 2 homeowners association lots containing open space and stormwater management facilities, associated roads and sidewalks **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 project will be served by public water and public sanitary sewer. A sewer planning module exemption mailer was submitted as part of the previously conditionally approved preliminary subdivision and land development plan.
 - c. **T-908 Preliminary/Final Land Development Plan for Raising Cane’s Restaurant with Drive-Thru** – to depict the demolition of the existing Lyndon Diner and redevelopment of the property **located at 1353 Kenneth Road** (Tax Map: JH; Parcel: 0054C) for the proposed 3,432 sq. ft. Raising Cane’s restaurant with drive-thru, outdoor seating and associated parking and underground stormwater management in the Regional Commercial Zone. The project will be served by public water and public sanitary sewer. The plan proposes 6 EDUs. ***Tabled until the April 14, 2026, Planning Commission meeting.***
- V. Discussion
- VI. Adjournment

West Manchester Township
Zoning Hearing Board Agenda
March 24, 2026

ZHB 25-21 – (CONTINUED) Jeffrey McVicar for Magnuss McVicar – requests a variance §150-231.F to exceed maximum width of a driveway curb cut for a driveway located at a single-family dwelling located at **775 Bairs Road** (Tax Map: HG; Parcel: 0059) in the Rural Residential (R) Zone.

ZHB 25-24 – Michael J. March – requests a dimensional variance §150-45 Minimum Lot Width to enable a future 2 lot residential subdivision located at **1590 Taxville Road** (Tax Map: IG; Parcel: 0066) in the R-2 Residential Zone.

ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area located at **1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone. *Tabled until the April 28, 2026, Zoning Hearing Board meeting, at the request of the Applicant.*

ZHB 26-02 - Lowe's (Delco Plaza) – requests a variance of Section 150-262.D.2 to hold seasonal sales within a parking lot longer than the permitted 45 days located at **1175 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial 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 FEBRUARY 2026

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	0	0
New Multi-Family	0	0	0	0
Improvements to Existing	20	\$400,523	48	\$903,644
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	6	\$305,044	13	\$17,997,423
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	2	\$186,039	5	\$4,876,186
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	1	0	5	0
Temporary Use	1	\$5	1	\$5
Temporary Signs	0	0	0	0
Demolition	1	\$252,000	1	\$252,000
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
TOTAL	35	\$1,143,611	77	\$24,029,263

MS4 MONTHLY REPORT – February 19, 2026, THROUGH March 19, 2026

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

Non-Compliant for Stormwater Control Measures

MS4 Permit Report (2025-2026)

HRG has reached out and they are trying to get a better understanding of our MS4 program and ways they can assist moving forward. I will be starting my outfall inspections as the weather allows.

Training

Stormwater Inspector Badin attended a virtual webinar on Roles of the Planning Commission through PSATS.

Stormwater Inspector Badin attended a virtual webinar on Porous Pavement through the Stormwater University.

Illicit Discharges

Due to an accident along RT. 30, involving a tractor trailer, approximately 40 gallons of diesel fuel were discharged into one of our stormwater inlets. DEP was notified as required.

HAZMAT Cleanup

Due to the above referenced diesel fuel spill, and the proximity to one of our outfalls, an environmental company was contracted to professionally clean out three stormwater inlets. Any expenses incurred for this clean-up will be submitted to the insurance company of the trucking company involved in the accident.