

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

Attached for your review are the following reports:

- Citations issued in May 2023
- Zoning Violation Letters issued in May 2023
- Agenda for the Planning Commission Meeting May 9, 2023
- Agenda for the Zoning Hearing Board Meeting May 23, 2023
- Building Permit Recap Report for April 2023
- MS4 Monthly Report for April 2023

The following Citations were issued in May 2023:

Dawn Brindley, 230 Canary Circle – Trash, Junk & Debris
Komoa Hawkins, 2152 High Street – Abandoned Vehicle
Diane Anderson, 1915 Altland Avenue – Grass & Weeds

The following Violation Letters were issued in May 2023:

James Langstaff & Leigh Palmer, 7 Hayden Heights Rd – Keeping Chickens in Residential Zone
Lawrence Pomerleau, 1259 W College Ave – Abandoned Vehicle
Lawrence Pomerleau, 1259 W College Ave – Junk & Debris
2301 West Market LLC, Attn: Milton Alvarado, 2301 W Market St – Trash, Junk, & Debris
Christine Brown, 220 Lincolnway Dr – Operating a Business in R-3 Zone
Christine Brown, 220 Lincolnway Dr – Hot Tub Without a Permit
Cristina Ramos, 280 Canary Circle – Trash, Junk & Debris
Jonathan Rodriguez, 2330 Breezewood Road – RV Used as Second Residence
Jonathan Rodriguez, 2330 Breezewood Road – Accessory Structure Without a Permit
Leslee Boyer, 1630 Church Road – Grass & Weeds
Diane Anderson, 1915 Altland Avenue – Grass & Weeds
Jose Abreu, 1877 Golden Eagle Drive – Abandoned Vehicle
Joyce Miller, 1920 Baker Road – Abandoned Vehicle
Damian Maus, 2488 Manor Road – Keeping Chickens in Residential Zone
Stormwater Holdings, LLC, Ridings Way & Sunset Lane – Grass & Weeds
Stormwater Holdings, LLC, Ridings Way & Sunset Lane – Stormwater Facility Build-up of Sediment
John Spangler, 2075 Taxville Road – Boat in Front Yard
Gold Key Holdings, LLC, 2443 Warwick Road – Deck Without a Permit
Emily Clancy, 2780 Quaker Court – Replace Covered Deck Without a Permit
Cory & Beth Eisenhart, 2274 Brougner Lane – Abandoned Vehicle
Roxlyn Maugans, 2375 Heather Road – Grass & Weeds
Jeremy Schlosser, 4125 W Market Street – Personal Property Sale longer than 2 days
Jeremy Schlosser, 4125 W Market Street – Temporary Business Sign Without a Permit
Joshua & Jenny Shepherd, 2280 Seneca Drive – Expand Accessory Structure Without a Permit

(Continued) Violation Letters issued in May 2023:

Joseph Shawn & Regina Disney, 130 Hull Drive – Grass & Weeds
Joshua Leon, Lianettemary Jimenez, 1 Carlisle Court – Cans at Curb for Extended time
Ana Rodriguez, 91 Hull Drive – Grass & Weeds
Ana Rodriguez, 91 Hull Drive – Pool Gate Missing
Stanley Firestone, 2001 Stanton Street – Yard Sale for Extended Time
Better Dealz Auto Sales & Finance LLC, 4285 W Market Street – Malfunction of On-Lot Septic
Clark & Patricia Simmerman, 2365 Heather Road – Grass & Weeds
Lee Hunson & Tang Liming, 2230 Baker Road – Grass & Weeds

West Manchester Township

Planning Commission

May 9, 2023

AGENDA

- I. Call meeting to order
- II. Approval of minutes from the April 11, 2023, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 23-11 - 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. **T-880 Sketch Subdivision Plan for Karen & Steve Washington** – depicting the potential subdivision of 2 parcels creating 9 new residential lots located at the corner of Taxville Road and Baker Road in the Rural Residential Zone. *Withdrawn by applicant.*
- V. Discussion
- VI. Adjourn

West Manchester Township
Zoning Hearing Board Agenda
May 23, 2023

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, May 23, 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 application:

ZHB 23-11 - 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 to discuss how to best accommodate your needs.

Thank you.
Rachelle Sampere
Zoning Officer

BUILDING PERMIT RECAP

FOR THE MONTH APRIL 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	31	\$326,307	118	\$1,568,440.49
COMMERCIAL				
New Commercial	0	0	2	\$10,685,000.00
Improvements (Including Signs)	9	\$2,203,087	46	\$4,768,729.00
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	2	\$16,000	5	\$439,000.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	3	0	10	0
Temporary Use	2	0	5	0
Temporary Signs	0	0	2	\$900.00
Demolition	0	0	3	\$15,250.00
Municipal	0	0	0	0
BP Extensions	0	0	4	0
BP Replacements	0	0	0	0
Transient Sales	2	0	2	0
Going Out of Business	0	0	0	0
TOTAL	49	\$2,545,394.00	198	\$17,597,319.49

MS4 MONTHLY REPORT – APRIL 2023

Inspection of 10 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.

Resident called in to report a clogged inlet on Onyx Rd. Public works cleaned out leaves and debris from the inlet.

Meet with Wellington Greens Homeowners Association to look at stormwater issues. Existing Drainage swale became blocked, and water is rerouting into resident's yard. Public works investigated the issue due to it eroding near Township's interceptor. The township let Homeowners Association know it was their responsibility to maintain swale and fix erosion.

Public Works cleaned off inlet tops at Maple & Carlisle, Log Cabin & Carlisle, and at Loucks & Worth Roads.

Attend York County Stormwater Consortium Management Meeting at York Township.

Received complaint of stormwater runoff at Myers and Wolf Church Roads. I and Public Works investigated and found no issues.

Attend meeting at Center for Water Quality Excellence on HOA Stormwater BMP Management Workshop. Covered operations and Maintenance of BMPs.

Zeb Rauhauser, Dakota Joines, Michael Lutz, and Zane Williams attended Stormwater BMP Operation; Maintenance, & Inspection Training at York Co. Conservation District hosted by the York County Stormwater Consortium.

Township had Stormwater Seminar along with Manchester and Dover Townships at Dover Township on "A Homeowners Guide to Stormwater Management".