

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



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

Website: [www.westmanchestertownship.com](http://www.westmanchestertownship.com)

E-mail: [info@westmanchestertownship.com](mailto:info@westmanchestertownship.com)

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

**Attached for your review are the following reports:**

- No Citations were issued in November 2023
- List of Zoning Violation Letters issued in November 2023
- Agenda for the Planning Commission Meeting November 14, 2023
- Agenda for the Zoning Hearing Board Meeting November 28, 2023
- Building Permit Recap Report for October 2023
- MS4 Monthly Report for October 2023

**The following Violation Letters were issued in November 2023:**

ATCRH York, LLC, 2818 W Market Street – Business Not Registered  
Lorenzo & Kenya Guzman, 2450 Wyndhurst Court – Fence Without a Permit  
Heather & Larry Marshall, 1600 Altland Avenue – Overgrown Shrub  
Jeremy & Angela Cox, 2770 Thornbridge Road W – Remove Pool & Deck Without a Permit

**West Manchester Township**  
**Planning Commission**  
**November 14, 2023**  
**AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the October 10, 2023, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 23-20 – Christopher Lewis & Jeff Lewis** – request a special exception §150-290 to substitute a nonconforming use (manufacturing use) with another nonconforming use (retail sales in excess of 2,400 square feet) located at 44 Hokes Mill Road (Tax Map: 04; Parcel: 0369) in the Local Commercial Zone.
  - b. **ZHB 23-21 – 3108 W Market Street LLC c/o Travis Martin** – requests a variance §150-283.B Permitted Permanent Sign Chart P-8D to increase the permitted number and size for attached signs located at 3108 West Market Street Unit (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.
- IV. New Business
  - a. **Rezoning Request from Jordan Chronister** – to rezone one parcel of land from the Open Space Zone to the R-3 Residential Zone along Log Cabin Road (UPI #: 51000130005A00000). Review/Action.
  - b. **T-882 Preliminary/Final Land Development Plan for Mister Car Wash #2516** – to depict a drive-through car wash facility located at 1410 Kenneth Road (Tax Map: 30; Parcel: 25) in the Highway Commercial Zone. Review/Action.
  - c. **T-883 Preliminary/Final Land Development Plan for Proposed Contractor’s Office for Mease Out, LLC** – to depict an office facility located at 85 N. Fayette Street (Tax Map: 05; Parcel: 0163) in the Local Commercial Zone. Review/Action.
- V. Discussion
- VI. Adjourn

**West Manchester Township**  
**Zoning Hearing Board Agenda**  
**November 28, 2023**

**ZHB 23-20 – Christopher Lewis & Jeff Lewis** – request a special exception §150-290 to substitute a nonconforming use (manufacturing use) with another nonconforming use (retail sales in excess of 2,400 square feet) located at 44 Hokes Mill Road (Tax Map: 04; Parcel: 0369) in the Local Commercial Zone.

**ZHB 23-21 – 3108 W Market Street LLC c/o Travis Martin** – requests a variance §150-283.B Permitted Permanent Sign Chart P-8D to increase the permitted number and size for attached signs located at 3108 West Market Street Unit (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.

## BUILDING PERMIT RECAP

**FOR THE MONTH OCTOBER 2023**

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
<b>RESIDENTIAL</b>				
New Single Family	0	0	1	\$120,000.00
New Multi-Family	0	0	0	0
Improvements to Existing	34	\$406,049.00	346	\$4,827,148.43
<b>COMMERCIAL</b>				
New Commercial	0	0	3	\$10,885,000.00
Improvements (Including Signs)	9	\$470,610.00	87	\$9,511,173.00
<b>INDUSTRIAL</b>				
New Industrial	0	0	0	0
Improvements (Including Signs)	2	\$2,080,000.00	14	\$6,113,600.00
<b>OTHER</b>				
Agricultural Building	0	0	1	\$85,000.00
Use Certificates	2	0	25	0
Temporary Use	3	0	18	\$1,005.00
Temporary Signs	1	0	5	\$900.00
Demolition	1	\$22,000.00	4	\$37,250.00
Municipal	0	0	0	0
BP Extensions	28	0	39	0
BP Replacements	0	0	0	0
Transient Sales	0	0	14	0
Going Out of Business	0	0	0	0
<b>TOTAL</b>	<b>80</b>	<b>\$2,978,659.00</b>	<b>557</b>	<b>\$31,581,076.43</b>

## MS4 MONTHLY REPORT – OCTOBER 2023

Inspection of 9 stormwater management facilities for new construction.

1. 1667 Deer Ford Way – Driveway addition with a seepage bed.
2. 1780 Herman Dr. – Patio with a seepage trench.
3. 2222 Chestnut Rd. – Patio with a seepage trench.
4. 2009 Golden Eagle Dr. – Shed with a seepage bed.
5. 2295 Warwick Rd. – Shed with a seepage bed.
6. 126 Winston Dr. – Building addition with a seepage pit.
7. 1887 Marigold Rd. – Driveway addition with a seepage pit.
8. 1348 Winterberry Court – Porch roof with a rain barrel.
9. 2469 Gabrielle Court – Shed with a seepage bed.

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.

Attend York County Stormwater Consortium Management Meeting at York Township – Review the financial report and payments to be disbursed, discuss Regional CBPRP BMP projects for status update and request for payment for finished projects.

Residents called in to report clogged inlet at 3065 Emmanuel Dr. Public works was notified and removed sediment and trees from inlet bottom.

Public works video storm sewer lines on Sparrow Drive. The stormwater pipe is collapsing and is scheduled to be repaired.

The Township received a call about an illicit discharge on Graybill Rd. A tractor sprung a leak and sprayed hydraulic fluid onto the road. Public works was notified and applied speedy dry and swept road clean.

The Township received a call about an illicit discharge on S. Salem Church Rd. A pickup truck sprung an oil leak on to road. Public works was notified and applied speedy dry and sand and swept road clean.

Public works noticed clogged inlet tops and cleaned of leaves at Zarfoss Dr., Briarwood Court, Graybill Rd. and Thelon Dr.

Little Conewago Creek Project – Attend informative meeting at Dover Township with Project Engineer and Township residents to discuss project and the need for buffer agreements from residence. Currently working on obtaining buffer agreements. On November 16<sup>th</sup> we will be meeting with the Township Water Authority to discuss the project with them and to obtain the buffer agreements.