

**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 2025**

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

- Zoning Violation Letters were issued in November 2025
- Agenda for the Planning Commission Meeting November 11, 2025
- Zoning Hearing Board Notice November 25, 2025
- Building Permit Recap Report for October 2025
- MS4 Monthly Report for November 2025

**Zoning Violation Letters issued in November 2025:**

John Spangler, 2075 Taxville Road – Dangerous Building (front porch)  
Larry Weimer & Jeremiah Foster, 2201 Taxville Road – Boat in Driveway  
William & Tara Schriver, 1995 Trolley Road – Bush height in Clear Sight Triangle

**West Manchester Township  
Planning Commission  
November 11, 2025  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from October 14, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 25-21 – 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.
  - b. **ZHB 25-22 – Shawn Folkenroth for Karma Industrial Services, LLC** – requests a variance §150-83 permitted uses to allow an automobile repair facility (RV repairs) without being accessory to an automobile filling station **located at 2393 West Market Street** (Tax Map: 05; Parcel: 0074) in the Local Commercial (LC) Zone.
  - c. **ZHB 25-23 – Raising Cane’s Restaurants, LLC for Lyndon D. Quinn** – requests a variance §150-140.B to reduce the side yard setback from 50 feet to 46.7 feet; variance §150-263 to permit 39 parking spaces where 43 parking spaces are required; variance §150-324.E to permit outdoor dining without a full 3-feet fence enclosure; variance §150-283.B Permitted Permanent Sign Chart P-8E to increase the number and size permitted for attached wall signs; variance §150-283.B Permitted Permanent Sign Chart P-5 to permit an attached on-site directional sign (drive-thru arrow) to exceed the maximum allowable area; variance §150-283.B Permitted Permanent Sign Chart P-8C to permit four (4) freestanding signs **located at 1353 Kenneth Road** (Tax Map: JH; Parcel: 0054C) in the Regional Commercial (RC) Zone.
- IV. Old Business
  - a. **T-902 Preliminary/Final Subdivision and Land Development for The Learning Experience – Kenneth Road** – to depict a subdivision creating two (2) parcels in the Professional office zone and to depict the land development of the parcels creating a 10,000 square foot commercial day care facility with associated parking, landscaping and stormwater management on Lot 1 and the land development of a 6,000 square foot office building with associated parking, landscaping and stormwater management on Lot 2 **located along the 1900 block of Kenneth Road** in the Professional Office Zone and the R-2 Residential Zone. *Tabled at the request of the Developer’s Engineer.*
  - 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. *Review/Action.*
  - c. **Proposed Zoning Ordinance Text and Map Amendment for Planned Residential Development Overlay Zone** – to review and make recommendation to the Board of Supervisors regarding a proposed Zoning Ordinance text and map amendment for a Planned Residential Development (PRD) for the West Manchester Town Center UPI # 51-000-JH-

0056Q-00000, 51-000-JH-0056Y-00000, 51-000-JH-0123-00000, 51-000-JH-0056C-00000 AND 51-000-JH-0056F-00000 in the Regional Commercial Zone. ***Review/Action.***

- d. **T-903 Final Land Development Plan for 4690 West Market Street** – to depict the construction of a garage with an office for an automotive machine and automotive repair shop with state inspection service, associated parking, stormwater management and landscaping **located at 4690 West Market Street** (Tax Map: 27; Parcel: 0301) in the Professional Office Zone. The property is served by public water and on-site septic. ***Review/Action.***
- e. **T-904 Final Subdivision Plan for Jeffrey A. & Pamela Y. Brady** – to depict the lot consolidation of 2 parcels (lot 20 and lot 21) along the 2500 block of Church Road to create one parcel of 37,061.21 sq. ft. (gross) / 32,239.16 sq. ft. (net) **located at 2580 Church Road** (Tax Map: 21; Parcel: 0020) in the R-3 Residential Zone. The property is served by public water and public sanitary sewer. ***Review/Action.***
- f. **T-905 Final Land Development Plan for York Logistics CO2 Transload** - to depict the installation of a 306 sq. ft. control conex structure and three (3) 91,000 gallon CO2 tanks, approximately 1,000 linear feet of new railroad siding and retrofitting existing stormwater management bioretention and detention facilities **located at 2790 West Market Street** (Tax Map: 1H; Parcel: 0030 and 0009) in the I-2 Light Industrial Zone. ***Review/Action.***

V. New Business

- a. **T-906 Final Land Development Plan for Fill Site for BAE Systems Land and Armaments** – to depict a fill site area with a landscaping screen to the northeastern part of the parcel **located at 1100 Bairs Road** (Tax Map: HG; Parcel: 0056A) in the General Industrial Zone. ***Tabled at the request of the Developer's Engineer.***

VI. Discussion

VII. Adjournment

**West Manchester Township  
Zoning Hearing Board  
November 25, 2025**

**NOTICE**

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, November 25, 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 25-21 – 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 25-22 – Shawn Folkenroth for Karma Industrial Services, LLC** – requests a variance §150-83 permitted uses to allow an automobile repair facility (RV repairs) without being accessory to an automobile filling station **located at 2393 West Market Street** (Tax Map: 05; Parcel: 0074) in the Local Commercial (LC) Zone.

**ZHB 25-23 – Raising Cane's Restaurants, LLC for Lyndon D. Quinn** – requests a variance §150-140.B to reduce the side yard setback from 50 feet to 46.7 feet; variance §150-263 to permit 39 parking spaces where 43 parking spaces are required; variance §150-324.E to permit outdoor dining without a full 3-feet fence enclosure; variance §150-283.B Permitted Permanent Sign Chart P-8E to increase the number and size permitted for attached wall signs; variance §150-283.B Permitted Permanent Sign Chart P-5 to permit an attached on-site directional sign (drive-thru arrow) to exceed the maximum allowable area; variance §150-283.B Permitted Permanent Sign Chart P-8C to permit four (4) freestanding signs **located at 1353 Kenneth Road** (Tax Map: JH; Parcel: 0054C) in the Regional Commercial (RC) 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 OCTOBER 2025**

|                                | CONSTRUCTION COST |                    | YEAR TO DATE |                     |
|--------------------------------|-------------------|--------------------|--------------|---------------------|
|                                | NUMBER            | AMOUNT             | NUMBER       | AMOUNT              |
| <b>RESIDENTIAL</b>             |                   |                    |              |                     |
| New Single Family              | 0                 | 0                  | 1            | \$335,000           |
| New Multi-Family               | 0                 | 0                  | 0            | 0                   |
| Improvements to Existing       | 32                | \$419,795          | 300          | \$4,179,409         |
| <b>COMMERCIAL</b>              |                   |                    |              |                     |
| New Commercial                 | 0                 | 0                  | 0            | 0                   |
| Improvements (Including Signs) | 6                 | \$82,490           | 51           | \$18,122,564        |
| <b>INDUSTRIAL</b>              |                   |                    |              |                     |
| New Industrial                 | 0                 | 0                  | 0            | 0                   |
| Improvements (Including Signs) | 2                 | \$755,000          | 17           | \$24,086,721        |
| <b>OTHER</b>                   |                   |                    |              |                     |
| Agricultural Building          | 0                 | 0                  | 0            | 0                   |
| Use Certificates               | 6                 | 0                  | 31           | 0                   |
| Temporary Use                  | 1                 | 0                  | 8            | \$1,000             |
| Temporary Signs                | 2                 | 5                  | 11           | \$1,015             |
| Demolition                     | 2                 | \$32,800           | 7            | \$48,800            |
| Municipal                      | 0                 | 0                  | 0            | 0                   |
| BP Extensions                  | 1                 | 0                  | 23           | 0                   |
| BP Replacements                | 0                 | 0                  | 0            | 0                   |
| Transient Sales                | 1                 | 0                  | 34           | 0                   |
| Going Out of Business          | 0                 | 0                  | 0            | 0                   |
| <b>TOTAL</b>                   | <b>53</b>         | <b>\$1,290,090</b> | <b>483</b>   | <b>\$46,774,509</b> |

## **MS4 MONTHLY REPORT – October 16, 2025, THROUGH November 5, 2025**

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

1. 2664 Broad St. – Inspected a 2.5'W x 1'D x 130'L Clean 2B stone trench. Trench is the SCM for a 600 sq. ft. driveway addition.
2. 1872 Austin Ln. – Inspected a clean 2B stone bed (4'W x 20'L x 4"D) plus a clean 2B stone trench (1'W x 1'D x 20'W) for a new walkway. Total cu. ft. captured is 46.7.
3. 1911 Thelon Dr. – Inspected a 19'W x 12'L x 4"D Clean 2B stone pad. Pad serves as the SCM for a new 10' x 16' shed.
4. 150 Evergreen Ln. – Inspected a 50gal rain barrel as the SCM for a new 8' x 10' shed.

### **Non-Compliant for Stormwater Control Measures**

1483 Farm Cross Way – Permit expired 10/2/25. The completed project is a 15' x 22' concrete patio. Permit called for an infiltration trench along the edge of the patio. At this time, no stormwater inspection has been completed. Spoke to the property owner on 10/14/25 regarding extending the permit and completing the required SCM. As of 11/5/25, the resident has not extended the permit or completed the SCM. Will be sending a notice of noncompliance for omitting the SCM.

### **MS4 Permit Report (2025-2026)**

Documented inlet cleanings for the Public Works Department. Inlet cleanings are part of our good housekeeping measures and are required to be documented for our report.

### **Training**

I accompanied Shawn Lesitsky from DEP on a follow up inspection at Lehigh Cement.

I accompanied Matt Hall from the YCCD on a follow-up inspection at the new multi-family unit construction on Weldon. BMP's on site are not maintained to standards allowing sediment to reach the street and inlets. Reinspected BMP's a few days later and everything has been corrected.

### **Illicit Discharges**

A forced sewer main broke and discharged into the basin on Friends Circle. The discharge was able to be contained in said basin, preventing an illicit discharge. DEP was notified and Public Works cleaned up the basin as per DEP instructions.

### **HAZMAT Cleanup**

There were no Hazmat cleanups.