

**West Manchester  
Township**

**(717) 792-3505**



**380 East Berlin Road  
York, Pa. 17408**

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**West Manchester Township  
Zoning Officer's Monthly Report  
October 2024**

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

- No Citations filed in October 2024
- List of Zoning Violation Letters issued in October 2024
- Agenda for the Planning Commission Meeting October 8, 2024
- Agenda for the Zoning Hearing Board Meeting October 22, 2024
- Building Permit Recap Report for September 2024
- MS4 Monthly Report for September 2024

**There were no citations filed in October 2024.**

**The following Violation Letters were issued in October 2024:**

Adrianna Frey, 2381 Seneca Drive – Overgrown Bushes onto Sidewalk  
Adrianna Frey, 2381 Seneca Drive – Abandoned Vehicles  
MOBILL DIGITAL, LLC, 2141 Brouther Lane – No Tenant Registration  
Aime Ndjanhou, 2195 Esbshade Road – Storage of Trash Curbside  
Georgios Spanakis, 2530 Audlyn Drive – Trailer in Front Yard  
Georgios Spanakis, 2530 Audlyn Drive – Structure without a Permit  
Douglas & Heather Kreitz, 1950 Altland Avenue – Gazebo Without a Permit  
Meybol Lucila Alvarez Living Trust, 1948 West Market Street – Abandoned Vehicles  
Meybol Lucila Alvarez Living Trust, 1948 West Market Street – Outdoor Storage of Tires

**West Manchester Township**  
**Planning Commission**  
**October 8, 2024**  
**AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the September 10, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 24-13 Kimberly Goedert** – requests a variance §150-51.C Permitted Uses to allow a family day care to supervise more than 3 minors (requesting to supervise 6 minors) **located at 2897 Olde Field Drive** (Tax Map: 28; Parcel: 0127) in the R-3 Residential Zone.
  - b. **ZHB 24-14 Terry Stump** – requests a variance §150-14 Permitted Uses to allow a parking lot for agricultural laydown yard as a permitted use on the property **located at 1760-1765 Lemon Street** (Tax Map: IH; Parcel: 0033E) in the Agricultural Zone. *Withdrawn by Applicant.*
  - c. **ZHB 24-15 Prabjot Sing** – requests a special exception §150-289 Nonconforming Uses to alter an existing nonconforming lot with 100% lot coverage; a special exception §150-289 Nonconforming Use to reduce the existing nonconforming number of parking spaces from 14 to 11; and a variance §150-83.C Permitted Uses to convert the existing use into a gas station/convenience store **located at 1885 West Market Street** (Tax Map: 04; Parcel: 0336) in the Local Commercial Zone.
  - d. **ZHB 24-16 Ultimotive Service Center, LLC c/o Charles R. Kopp, III** – requests a variance §150-170 Permitted Uses to allow an automobile repair facility as a principal use on the property **located at 2790 Woodberry Road** (Tax Map: HH; Parcel: 0023L) in the I-2 Light Industrial Zone.
  - e. **ZHB 24-17 1850 Lemon, LP** – requests a variance §75-23.D Floodplain Management Ordinance General Requirements to allow new construction or development to be located within 50 feet landward from the top-of-bank of a watercourse (proposed underground stormwater pipe and discharge outlet structure to the creek within 50 feet of the top-of-bank) **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the I-3 General Industrial Zone.
- IV. New Business
  - a. **T-888 – Preliminary/Final Land Development Plan for Proposed Flex Industrial Building for 1850 Lemon, LP** – to depict the re-development of the parcel for a proposed industrial flex building and associated improvements on a 7.328-acre parcel **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the General Industrial (I-3) Zone. *Review/Action.*
  - b. **T-897 Preliminary/Final Land Development Plan for Trimmer Campus Improvements for West York Area School District** – to depict the proposed construction of a parking lot and field house, the resurfacing, addition and replacement of associated athletic fields and features and other associated improvements located at 1900 Brenda Road (Tax Map: JG; Parcel: 0060B) in the Open Space Zone. *Tabled at the September 10, 2024, meeting at the request of the Applicant.*
  - c. **T-898 Preliminary/Final Land Development Plan for Main Campus Improvements for West York Area School District** – to depict the proposed construction of a new track, new parking, improved vehicular circulation, new athletic fields, stormwater management facilities and associated improvements **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space Zone and Local Commercial Zone. *Tabled at the September 10, 2024, meeting at the request of the Applicant.*
- V. Discussion
- VI. Adjourn

**West Manchester Township**  
**Zoning Hearing Board Agenda**  
**October 22, 2024**

**NOTICE**

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, October 22, 2024, at 7:00 p.m.** at the West Manchester Township Building located at 380 East Berlin Road, York, PA 17408 to hear the following applications:

**ZHB 24-13 Kimberly Goedert** – requests a variance §150-51.C Permitted Uses to allow a family day care to supervise more than 3 minors (requesting to supervise 6 minors) **located at 2897 Olde Field Drive** (Tax Map: 28; Parcel: 0127) in the R-3 Residential Zone.

**ZHB 24-14 Terry Stump** – requests a variance §150-14 Permitted Uses to allow a parking lot for agricultural laydown yard as a permitted use on the property **located at 1760-1765 Lemon Street** (Tax Map: IH; Parcel: 0033E) in the Agricultural Zone. *Withdrawn by applicant.*

**ZHB 24-15 Prabjot Sing** – requests a special exception §150-289 Nonconforming Uses to alter an existing nonconforming lot with 100% lot coverage; a special exception §150-289 Nonconforming Use to reduce the existing nonconforming number of parking spaces from 14 to 11; and a variance §150-83.C Permitted Uses to convert the existing use into a gas station/convenience store **located at 1885 West Market Street** (Tax Map: 04; Parcel: 0336) in the Local Commercial Zone.

**ZHB 24-16 Ultimotive Service Center, LLC c/o Charles R. Kopp, III** – requests a variance §150-170 Permitted Uses to allow an automobile repair facility as a principal use on the property **located at 2790 Woodberry Road** (Tax Map: HH; Parcel: 0023L) in the I-2 Light Industrial Zone.

**ZHB 24-17 1850 Lemon, LP** – requests a variance §75-23.D Floodplain Management Ordinance General Requirements to allow new construction or development to be located within 50 feet landward from the top-of-bank of a watercourse (proposed underground stormwater pipe and discharge outlet structure to the creek within 50 feet of the top-of-bank) **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the I-3 General Industrial Zone.

## **BUILDING PERMIT RECAP**

**FOR THE MONTH SEPTEMBER 2024**

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
<b>RESIDENTIAL</b>				
New Single Family	0	0	0	0
New Multi-Family	0	0	0	0
Improvements to Existing	31	\$439,136.00	347	\$4,447,203.24
<b>COMMERCIAL</b>				
New Commercial	0	0	2	\$2,175,800.00
Improvements (Including Signs)	7	\$229,946.00	67	\$8,950,395.18
<b>INDUSTRIAL</b>				
New Industrial	0	0	0	0
Improvements (Including Signs)	1	\$100,000.00	10	\$6,424,617.00
<b>OTHER</b>				
Agricultural Building	0	0	0	0
Use Certificates	1	0	37	\$7,800.00
Temporary Use	0	0	5	0
Temporary Signs	0	0	5	\$314.00
Demolition	1	\$10,540.00	5	\$25,990.00
Municipal	0	0	0	0
BP Extensions	26	0	46	0
BP Replacements	0	0	0	0
Transient Sales	0	0	8	0
Going Out of Business	0	0	0	0
<b>TOTAL</b>	<b>67</b>	<b>\$779,622.00</b>	<b>532</b>	<b>\$22,032,119.42</b>

## **MS4 MONTHLY REPORT – SEPTEMBER 2024**

Inspection of 6 stormwater management facilities for new construction.

1. 1720 Ivy Pump Ln. – New Shed with a seepage bed.
2. 2500 Fairway Dr. – New Shed with a seepage bed.
3. 1690 Rainbow Circle – New Shed with rain barrels.
4. 2425 Church Rd. – Driveway addition with pervious pavement.
5. 2236 Chestnut St. – New Patio with seepage trench.
6. 2465 Broad St. – New Patio with seepage trench.

Meet with numerous township residents to discuss why stormwater management is needed and their options to manage stormwater for their projects.

Finishing preparing MS4 report and submitted to DEP.

Attended York County Stormwater Consortium Management Meeting at York Township. Reviewed the financial report and payments to be disbursed, discussed Regional CBPRP BMP projects for status update and requested for payment for finished projects. Discuss the YCSWC Agreement Amendment. Agreement ends at end of year and will need extended to coincide with the extension of DEP Permit.

Little Conewago Creek Project – Working on obtaining buffer agreements needed from homeowners and Shiloh Water Co. Waiting on Shiloh Water Co. review of agreement for approval.

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