

**West Manchester
Township**
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**West Manchester Township
Zoning Officer's Monthly Report
October 2025**

Attached for your review are the following reports:

- Zoning Violation Letters were issued in October 2025
- Notice to Comply Letters were issued in October 2025
- Agenda for the Planning Commission Meeting October 14, 2025
- Zoning Hearing Board Notice October 28, 2025
- Building Permit Recap Report for September 2025
- Dangerous Building 2865 Sunset Lane
- MS4 Monthly Report for October 2025

Zoning Violation Letters issued in October 2025:

Lewis Bievenour, 2860 Dove Drive – Grass & Weeds
Blake Connelly, 2704 Sparrow Drive – Trailer in Front Yard
Dale Rexrode, c/o Chad & Michelle Gay, 1916 Stanton Street – Grass & Weeds
Bradley Meckley, 99 N. Williams Street – Trash & Recycling Curbside Extended Time
Lori Mayer, 2367 Potomac – Swimming Pool
Larry Weimer & Jeremiah Foster, 2201 Taxville Road – Boat in Front Yard

Notice to Comply Letters issued in October 2025:

Lewis Bievenour, 2860 Dove Drive – Trash, Junk & Debris
Dale Rexrode, c/o Chad & Michelle Gay, 1916 Stanton Street – Trash, Junk & Debris

**West Manchester Township
Planning Commission
October 14, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from September 9, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-16 – Hunter Theiss (C&Z Construction) for Karen McQuait** – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 31 North Diamond Street** (Tax Map: 04; Parcel: 0274A) in the Local Commercial (LC) Zone.
 - b. **ZHB 25-17 – Mary Lynn Minnich** – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 29 North Diamond Street** (Tax Map: 04; Parcel: 0275) in the Local Commercial (LC) Zone.
 - c. **ZHB 25-18 – William Peters dba WP Resale Liquidation & Wholesale** – requests a special exception §150-290 to substitute one nonconforming use (tool company) with another nonconforming use (industrial warehouse for wholesale and storage) **located at 99 Hokes Mill Road** (Tax Map: 04; Parcel: 0347) in the R-5 Residential Zone.
 - d. **ZHB 25-19 – Garner ME, LLC** – requests a variance §150-170 Permitted Uses to allow a commercial day care facility **located at 1805 Loucks Road Suite 700** (Tax Map: 29; Parcel: 0138) in the Light Industrial (I-2) Zone.
 - e. **ZHB 25-20 – Linlo Realty, Inc.** - requests a variance §150-321.A to reduce the area required for an outdoor play for a proposed commercial day care facility; and to allow the outdoor play area to be located within a front yard area of a property that has more than one front yard area; and a variance to allow the outdoor play area to be closer than 25 feet from all property lines (requesting 5 feet from the side property line **located at 1925 Kenneth Road** (Tax Map: 26; Parcel: 0225) in the Professional Office (PO) Zone.
- IV. New 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. **Proposed Zoning Ordinance Text and Map Amendment for a Data Center Overlay Zone**– to review and discuss revisions made to the proposed a Zoning Ordinance text and map

amendment for a use not provided for, Data Center Overlay Zone. The applicant is requesting that the Board of Supervisors amend the Zoning Ordinance and Zoning Map to define and permit data centers subject to certain standards in a new Data Center Overlay Zone and apply it to UPI # 51-000-HG-0004-00000 and 51-000-IG-0032B-000000 located in the Open Space Zone. *Review.*

- c. **T-895 Revised Preliminary Subdivision and Land Development Plan for Steve & Karen Washington Taxville Road** – to depict a preliminary subdivision of a 29.88-acre parcel to create eleven (11) single-family detached dwelling lots **located at the corner of Taxville Road and Baker Road** in the Rural Residential Zone. *Review/Action.*
- d. **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. *Tabled at the request of the Developer’s Engineer.*
- e. **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.*
- f. **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.*
- g. **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.*
- h. **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: IH; Parcel: 0030 and 0009) in the I-2 Light Industrial Zone. *Review/Action.*

V. Discussion

VI. Adjourn

**West Manchester Township
Zoning Hearing Board
October 28, 2025**

NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, October 28, 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 25-16 – Hunter Theiss (C&Z Construction) for Karen McQuait – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 31 North Diamond Street** (Tax Map: 04; Parcel: 0274A) in the Local Commercial (LC) Zone.

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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 SEPTEMBER 2025

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	1	\$335,000
New Multi-Family	0	0	0	0
Improvements to Existing	29	\$281,951	268	\$3,759,614
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	3	\$2,700,000	45	\$18,040,074
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	3	\$145,300	15	\$23,331,721
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	4	0	25	0
Temporary Use	1	0	7	\$1,000
Temporary Signs	1	0	9	\$1,010
Demolition	4	\$12,000	5	\$16,000
Municipal	0	0	0	0
BP Extensions	2	0	22	0
BP Replacements	0	0	0	0
Transient Sales	3	0	33	0
Going Out of Business	0	0	0	0
TOTAL	50	\$3,139,251	430	\$45,484,419

MS4 MONTHLY REPORT – September 18, 2025, THROUGH October 15, 2025

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

1. 2350 Potomac Ave. – Inspected a 12' x 16' x 4" deep clean 2B stone pad for a new 10' x 12' shed.
2. 2270 Trotter Ridge Ct. – Inspected an SCM for a new 12' x 26' detached roof over existing deck. SCM is a downspout from the new roof into an already existing BMP.

Non-Compliant for Stormwater Control Measures

1. 775 Bairs Rd. – Property owner installed a 65' x 60' driveway/parking pad on his property without a permit or stormwater. An E & S plan is required due to the new impervious area created. New driveway currently has a 65' curb cut. The allowed curb cut size is 25'. Owner is weighing his options regarding possibly hiring an attorney to apply for a variance.
2. 1483 Farm Cross Way – Property owner installed a 15' x 22' concrete patio. SCM was to be a 2.5' x 3' x 22' clean 2B infiltration trench along the edge of the patio. Work was completed but the SCM was not. Permit is now expired. Advised owner he needs to renew the permit and complete the SCM.

MS4 Permit Report (2025-2026)

As per our permit, we are required to set goals for the upcoming permit year. One of the goals I set is to update the information that is provided to the public here at the Township office. I am currently working on an information board that will be hung in the lobby.

Another requirement for the permit is to educate the public on stormwater. On October 8, 2025, West Manchester Township, along with Manchester and Dover Township, hosted a Green Stormwater Infrastructure seminar here at the township office. This seminar was given by Vincent Cotrone from Penn State Extension.

Another requirement is inspecting PCSM's (Post Construction Stormwater Management). I am currently in the process of verifying the current list and starting my inspections.

Training

Inspector Badin attended a Municipal Stormwater Facilities Program through Pennsylvania Department of Transportation Local Technical Assistance Program. This program focused on types, maintenance and inspections of SCM's.

Illicit Discharges

There were no illicit discharges reported.

HAZMAT Cleanup

There were no Hazmat cleanups.