

**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  
September 2024**

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

- Citations filed in September 2024
- List of Zoning Violation Letters issued in September 2024
- Agenda for the Planning Commission Meeting September 10, 2024
- Agenda for the Zoning Hearing Board Meeting September 24, 2024
- Building Permit Recap Report for August 2024
- Dangerous Building Memo – 2700 Thornbridge Road East
- MS4 Monthly Report for August 2024

**The following Citations were filed in September 2024:**

Ghouri Rizwan, 34 N Williams Street – Grass & Weeds  
Harry Luu, 1737 Rainbow Circle – Pool Condition

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

Weston & Wendy Tucker, 2238 Heather Road – Stagnant Water  
Weston & Wendy Tucker, 2238 Heather Road – Grass & Weeds  
Metropolitan Edison Company, 350 Smith Drive – Grass & Weeds  
Norindo & Reba Evans, 3085 Goldens Path – Exterior Lighting Glare  
Conception Zueheily & Latimer Lopez, 2536 Manor Road – Abandoned Vehicle  
David Baughman III, 2024 Spring Street – Trailer in Front Yard  
Clark Meyer, 1784 Emerald Avenue – Grass & Weeds  
Kevin Oaster, 1140 Taxville Road – Stone Pad Without Permit  
West Manchester Racquetball & Health Club Et Al, 1785 Loucks Road – Multiple Unregistered Businesses

**West Manchester Township**  
**Planning Commission**  
**September 10, 2024**  
**AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the August 13, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 24-10 Sheetz, Inc.** – requests a variance §150-324.F to allow a drive-through on a property that is located within 200 feet of residentially-zoned land **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the Highway Commercial Zone and the R-3 Residential Zone.
  - b. **ZHB 24-11 Shiny Shell Car Wash** – requests a variance §150-283.B Permitted Permanent Sign Chart P-9D to increase the allowable sign area for attached signs for individual uses within a shopping center **located at 715 Town Center Drive** (Tax Map: JH; Parcel: 0124) in the Regional Commercial Zone.
  - c. **ZHB 24-12 Johanna Cruz-Ortiz** – requests a special exception §150-289 and a variance §150-289.A.8 to expand an existing nonconforming use (racquetball and health club) to include a commercial school for fitness (Pole Zen Flows) **located at 1785 Loucks Road** (Tax Map: 29; Parcel: 0138) in the Light 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. *Tabled at the August 13, 2024, meeting by request of the applicant.* Review/Action.
  - b. **Sewer Planning Module Exemption Mailer for Weis Markets Gas ‘N Go 1800 Roosevelt Avenue** – Motion to approve, revise, table or deny a sewer planning module exemption mailer submitted by Joseph M. Gurney, RLA, PLA of First Capital Engineering on behalf of Weis Markets Gas ‘N Go located at 1800 Roosevelt Avenue (Tax Map: JH; Parcel: 19F0C0001) in the Highway Commercial Zone. The applicant is proposing 1 additional EDU to flow to the PA American Water sewer treatment facility (former York City Wastewater Treatment Plant). Review/Action.
  - c. **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. Review/Action.
  - d. **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. Review/Action.
- V. Discussion
  - a. The Planning Commission members will hold a work session to review the first draft of the Comprehensive Plan. A representative from Gannett Fleming will also be in attendance to discuss the first draft. No action will be taken on the first draft of the Comprehensive Plan.
- VI. Adjourn

**West Manchester Township**  
**Zoning Hearing Board Agenda**  
**September 24, 2024**

**NOTICE**

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, September 24, 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 24-10 Sheetz, Inc.** – requests a variance §150-324.F to allow a drive-through on a property that is located within 200 feet of residentially-zoned land **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the Highway Commercial Zone and the R-3 Residential Zone.

**ZHB 24-11 Shiny Shell Car Wash** – requests a variance §150-283.B Permitted Permanent Sign Chart P-9D to increase the allowable sign area for attached signs for individual uses within a shopping center **located at 715 Town Center Drive** (Tax Map: JH; Parcel: 0124) in the Regional Commercial Zone.

**ZHB 24-12 Johanna Cruz-Ortiz** – requests a special exception §150-289 and a variance §150-289.A.8 to expand an existing nonconforming use (racquetball and health club) to include a commercial school for fitness (Pole Zen Flows) **located at 1785 Loucks Road** (Tax Map: 29; Parcel: 0138) in the Light Industrial Zone.

## **BUILDING PERMIT RECAP**

**FOR THE MONTH AUGUST 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	37	\$512,793.00	316	\$4,008,067.24
<b>COMMERCIAL</b>				
New Commercial	0	0	2	\$2,175,800.00
Improvements (Including Signs)	4	\$1,264,745.00	60	\$8,720,449.18
<b>INDUSTRIAL</b>				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	9	\$6,324,617.00
<b>OTHER</b>				
Agricultural Building	0	0	0	0
Use Certificates	4	0	36	\$7,800.00
Temporary Use	1	0	5	0
Temporary Signs	1	0	5	\$314.00
Demolition	0	0	4	\$15,450.00
Municipal	0	0	0	0
BP Extensions	4	0	20	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>51</b>	<b>\$1,777,538.00</b>	<b>465</b>	<b>\$21,252,497.42</b>


**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)

DATE: September 18, 2024  
TO: Board of Supervisors  
Kelly Kelch, Township Manager  
FROM: Rachelle Sampere, Zoning Officer   
RE: 2700 Thornbridge Road East, York, PA



On September 18, 2024, Fire Chief Laughman informed me that the property located at 2700 Thornbridge Road East has been vacant for quite some time and it has become a site for unwanted activity such as squatting and drug activity. The property was not secured against weather, criminal trespass nor animal entry.

Fire Chief Laughman and two of the West Manchester Township Public Works staff secured the building and posted it with a "X" to inform emergency responders not to enter the building in the event of an emergency. Fire Chief Laughman informed me that the structure would not be habitable due to the utilities being disconnected.

I visited the property to take pictures of the exterior, to note the disconnected utilities and to post the building as an unsafe structure on each of the doors.

Since the owners of the property are deceased, I sent a letter to the addresses on file for the property: COMP-LINK, 14002 E. 41<sup>st</sup> Street, Suite 300, Tulsa, OK 74134 REGARDING FHA CASE #4460526495 and to 24 Asset Management Corp, 13155 SW 42<sup>nd</sup> Street, Miami, FL 33175 regarding Case # 446-052649. The intent of the letter was to inform them of the Dangerous Building, as defined in the West Manchester Township Code of Ordinances Chapter 59-2. The letter also states that a permit will be required to re-establish electrical service, and an occupancy certificate must be obtained prior to occupying the dwelling.

I have attached the posting, pictures of the postings and an explanation of the process.



## **MS4 MONTHLY REPORT – AUGUST 2024**

Inspection of 5 stormwater management facilities for new construction.

1. 1216 Overbrook Dr. – Building addition with a seepage pit.
2. 1810 Hayward Rd. – New Driveway addition with pervious pavement.
3. 2733 Carlton Place – New Paver Patio with a seepage bed.
4. 230 N. Forrest St. – New Shed with seepage trenches.
5. 3033 Ridings Way – New Patio with roof with seepage trench.

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

Begin preparing MS4 report for submittal to DEP.

Attended York County Stormwater Consortium Management Meeting via Zoom. Reviewed the financial report and payments to be disbursed, discussed Regional CBPRP BMP projects for status update and requested for payment for finished projects.

Attend York County Stormwater Consortium Meeting via Zoom – Establish a quorum. Review the financial report and payments to be disbursed. Discussed Regional CBPRP BMP projects for status update and progress report. Presentation by the Pa Department of AG. On Urban Nutrient Management/Fertilizer Law. Review PA WIP: York Countywide Action Plan for Clean Water (CAP) update.

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.