

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

Attached for your review are the following reports:

- Zoning Violation Letters were issued in September 2025
- Agenda for the Planning Commission Meeting September 9, 2025
- Zoning Hearing Board Notice September 23, 2025
- Building Permit Recap Report for August 2025
- MS4 Monthly Report for September 2025

Zoning Violation Letters issued in September 2025:

Ronald Sudderth, 2403 W Market Street – Shrub in Clear Sight Triangle
Lori Nguyen, 1525 Woodberry Road – Deck Construction & Demo Without a Permit
243 West King Street Associates, LLC, 1824 Church Road – No Business Registration
243 West King Street Associates, LLC, 1824 Church Road – No Tenant Registration
Christine Brown, 220 Lincolnway Drive – Illegal Business in Residential Zone

**West Manchester Township
Zoning Hearing Board
September 23, 2025**

NOTICE

The Zoning Hearing Board meeting regularly scheduled for **September 23, 2025, at 7:00 p.m.** has been **cancelled** due to lack of agenda items.

BUILDING PERMIT RECAP

FOR THE MONTH AUGUST 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	28	\$653,750	239	\$3,477,663
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	8	\$130,893	42	\$15,340,074
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	4	\$231,921	12	\$23,186,421
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	3	0	21	0
Temporary Use	2	\$1,000	6	\$1,000
Temporary Signs	1	\$5	8	\$1,010
Demolition	0	0	1	\$4,000
Municipal	0	0	0	0
BP Extensions	8	0	20	0
BP Replacements	0	0	0	0
Transient Sales	2	0	30	0
Going Out of Business	0	0	0	0
TOTAL	56	\$1,017,569	380	\$42,345,168

MS4 MONTHLY REPORT – August 16, 2025, THROUGH September 17, 2025

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

1. 2917 Quail Ln. – Inspected a 4' x 4.5' x 4" Deep Clean 2B stone pad for a future gazebo project. Worked with residents to construct an SCM that would be adequate size and placement.
2. 2815 Barton Cir. – Inspected a 7'3" x 12' x 3'4" D Clean 2B Stone seepage pit. This was a project that was non-compliant for stormwater, and I was able to work with the resident to bring them into compliance.
3. 1770 Rainbow Cir. – Inspected a 100 gallon rain barrel as an SCM for a 12'x12' accessory structure.
4. 2082 Loman Ave. – Inspected an 8' x 8' x 5" D Clean 2B stone pad. SCM is for a new 6' x 8' Shed.
5. 2577 Broad St. – Inspected SCM for a 22' x 30' Shed. SCM was covered prior to inspection. Property owner was able to provide pictures to help verify size. Per the pictures and what could be verified on site, SCM looks to be sufficient.
6. 1140 Taxville Rd. – Resident installed a stone parking pad, with rubber under the stone, at the rear of his property without a permit. The resident did pull a permit for the project but never completed a SCM. Was able to work with resident to bring them into compliance for stormwater management. Resident poked holes into the rubber matting which allows for the water to be absorbed under the stone parking pad. This was verified by the resident dumping a 55 gallon drum of water onto the pad. All water remained and was absorbed into the pad. This was one of the expired, non-compliant permits that was brought into compliance.
7. 2155 Salisbury – Inspected a 26' x 16' x 4" D Clean 2B Stone pad. SCM is for a new 12' x 20' shed.

All permits issued in 2024 that were either expired or non-compliant for stormwater have been completed and brought into compliance.

MS4 Permit Report

The report has proven to be a little more than what was anticipated but it will be completed before the end of the month, with time for HRG to review before submitting. There was also an update to DEP's website that caused a delay in completing the report.

Training

Inspector Badin attended a virtual seminar offered through Pennsylvania Department of Transportation. The seminar was about Municipal vs Residential Stormwater Responsibilities.

Inspector Badin, along with Zoning Officer Sampere and Kelly Kelch attended the 2025 PSATS Stormwater/MS4 Seminar.

Inspector Badin completed the Hazmat Awareness class offered through the Fire Academy.

Illicit Discharges

1. On 8/29/2025, Inspector Badin observed a discharge on Church Rd. Upon further inspection, I was able to determine that the discharge was coming from 1824 Church Rd. The resident was cleaning a truck engine with a concentrated degreaser that was running into a storm sewer inlet. I spoke to the resident, advised that the washing of anything with chemicals was not allowed. Advised they would need to clean up the discharge with oil dry or some other type of absorbent. Residents were also advised that any further occurrences would result in a fine. A letter of violation was mailed to the property address as well as the property owner. I also had a conversation with the property owner regarding the situation. This property is a rental.
2. On 9/3/2025, Inspector Badin was notified of a stain on Quaker Ct that could be an indicator of an illicit discharge. Upon inspection, a stain was observed on the street in front of 2630 Quaker. I was able to follow the stain to the closest inlet downhill from the stain. Nothing was observed in that drain. Upon inspection of the next drain down, I observed a small amount of liquid, what I believe to be water, with a rainbow sheen. I followed that inlet to the discharge point and did not observe anything. After further inspection, I believe the discharge may have been from a vehicle that had a broken coolant line. Unable to send a violation letter.
3. On 9/4/2025, during a rain event, Inspector Badin observed what appeared to be soapy water and bubbles along Derry Rd. and Church Rd. Upon further investigation, it was determined that 6 inlets were involved. I was unable to determine the source of the discharge. It appeared to be some type of very diluted cleaning solution. I was unable to determine the source.

HAZMAT Cleanup

There were no Hazmat cleanups.

**West Manchester Township
Planning Commission
September 9, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from August 12, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
- 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 make a recommendation to the Board of Supervisors regarding a 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/Action.*
 - 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. *Review/Action.*
 - 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.*
- V. Discussion
- VI. Adjourn