

**West Manchester
Township**

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**West Manchester Township
Zoning Officer's Monthly Report
September 2021**

Attached for your review are the following reports:

- Citations issued in September 2021
- List of Zoning Violation Letters issued in September 2021
- Agenda for the Planning Commission Meeting September 14, 2021
- Agenda for the Zoning Hearing Board Meeting September 23, 2021
- Building Permit Recap Report for August 2021
- MS4 Monthly Report for August 2021
- Dangerous Building memo (1640 Rainbow Circle)
- Dangerous Building memo (8 Ramsgate Court)

The following Citations were issued in September 2021:

Joseph & Crystal Drinkut, 929 Smith Drive – Trash & Debris
Dustin & Katie Miller, 2451 Log Cabin Road – Trailer in Front Yard.

The following Violation Letters were issued in September 2021:

David & Selene Gentzler, 907 Smith Drive – Shrubs & Weeds in Sidewalk
David & Selene Gentzler, 907 Smith Drive – Grass & Weeds
Brian Reeve, 900 Stoverstown Road – Grass & Weeds
Johanna Bogert, 35 Lawson Court – Grass & Weeds
Johanna Bogert, 35 Lawson Court – Nuisance Violation
Johanna Bogert, 35 Lawson Court – Request to Secure Dangerous Building
Jeremy Kingsley, 2441 Log Cabin – Keeping of Livestock (Chickens) in Residential Zone
K C Holdings L P, 1915 Kenneth Road – Grass & Weeds
Olde Mill Holdings LLC, 1385 White Street – Grass & Weeds
LSF9 Master Participation Trust, 410 Hanover Road – Grass & Weeds
Lanora Alston, 1737 Rainbow Circle – Grass & Weeds
Emmy Properties LP, 2155 White Street – Banner Without a Permit
Terry & Tina Trimmer, 1921 Derry Road – Driveway Without a Permit
Shirley Fromm, 3140 Lark Drive – High Grass & Weeds
Adrianna Frey, 2381 Seneca Drive – Shrubs Overgrowth onto Sidewalk
Claudio Cruz, 2289 Fairway Drive – Grass & Weeds

The following Violation Letters were issued in September 2021 (Continued):

Adam Pfenning, Laura Petillo, 140 Evergreen Lane – Grass & Weeds
Adam Pfenning, Laura Petillo, 140 Evergreen Lane – Junk & Debris
Adam Pfenning, Laura Petillo, 140 Evergreen Lane – Pool Condition
Brett Poff, 854 Old Taxville Road – Patio & Fence Without a Permit
Bruce Baker & Elena Yda, 2191 Hess Road – No Tenant Registration
Bruce Baker & Elena Yda, 2191 Hess Road – Trash at Curb for Extended Periods of Time
Randy & Dawn Reimold, 2065 W. Philadelphia Street – Junk & Debris
Bobby & Kathleen Bowman, 1900 Andrew Street – Abandoned Vehicle
Jeffrey & Linda Ropp, 1824 Monroe Street – Abandoned Vehicle
Nickey Ellis & Dawn Brindley, 230 Canary Circle – Abandoned Vehicle
Nickey Ellis & Dawn Brindley, 230 Canary Circle - Junk & Debris
Nickey Ellis & Dawn Brindley, 230 Canary Circle – Grass & Weeds
Gloria Heard, 250 Canary Circle – Grass & Weeds
LSF9 Master Participation Trust US Bank Trust ATTN: Ryan LLC, 410 Hanover Road – Abandoned Vehicle
Kerri Michael, 1520 Haviland Road – Grass & Weeds
Helen & John Shick, 2323 Carlisle Road – Dilapidated Fence Required by LD Plan

**West Manchester Township
Planning Commission
September 14, 2021
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the August 10, 2021 Planning Commission meeting
- III. Zoning Hearing Cases
 - a. **ZHB #21-23 – Pasadena Sign Company for Auto Spa Express** – requests a variance of §150-283.B Permitted Permanent Sign Chart P-9A to allow a freestanding sign for an individual use within a shopping center **located at 2140 York Crossing Drive** (Tax Map: JH; Parcel: 0056S) in the Regional Commercial Zone.
 - b. **ZHB Case #21-24 – Trone Outdoor Advertising for 3625 Mia Brae, LP** – requests a Special Exception §150-189.A and §150-315 to modify previously approved ZHB Case #19-18 to construct a double-sided billboard (1 face static; 1 face digital) **located at N. Zarfoss Drive** (Tax Map: IG; Parcel: 0058E) in the I-3 General Industrial Zone.
- IV. New Business
 - a. **T-865 Preliminary/Final Subdivision and Land Development Plan for Westgate Campus Phase 1 Proposed Professional Office Buildings** located on a 47+ acre-tract along Westgate Drive and Roosevelt Avenue in the Professional Office Zone. Briefing/Action.
- V. Discussion
- VI. Adjourn

**West Manchester Township
Zoning Hearing Board Agenda
September 23, 2021**

CONTINUED ZHB #21-21 – Michael Yeaple – requests a variance §150-231.F to allow a driveway with a curb cut exceeding 25 feet (requested 35 feet) and a variance §150-231.H to reduce the required side yard setback for a driveway from the required 2 feet (requested 0 feet) **located at 2340 Baker Road** (Tax Map: JG; Parcel: 0030) in the R-3 Residential Zone.

CONTINUED ZHB #21-22 – Five Star International, LLC – requests a special exception §150-289 to expand the existing nonconforming use (truck sales, service and repairs) and a variance §150-289.A.2 to expand the existing nonconforming use by more than 25% (requested 40%) **located at 2818 West Market Street** (Tax Map: IH; Parcel: 0008A) in the I-2 Light Industrial Zone.

ZHB #21-23 – Pasadena Sign Company for Auto Spa Express – requests a variance of §150-283.B Permitted Permanent Sign Chart P-9A to allow a freestanding sign for an individual use within a shopping center **located at 2140 York Crossing Drive** (Tax Map: JH; Parcel: 0056S) in the Regional Commercial Zone.

ZHB Case #21-24 – Trone Outdoor Advertising for 3625 Mia Brae, LP – requests a Special Exception §150-189.A and §150-315 to modify previously approved ZHB Case #19-18 to construct a double-sided billboard (1 face static; 1 face digital) **located at N. Zarfoss Drive** (Tax Map: IG; Parcel: 0058E) in the I-3 General Industrial Zone.

BUILDING PERMIT RECAP

FOR THE MONTH AUGUST 2021

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	5	1,078,000.00
New Multi-Family	0	0	2	572,980.00
Improvements to Existing	30	358,637.00	300	3,913,619.89
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	7	56,750.00	57	4,843,682.00
INDUSTRIAL				
New Industrial	0	0	1	7,063,111.00
Improvements (Including Signs)	3	228,592.00	13	5,768,315.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	2	0	15	0
Temporary Use	1	0	7	0
Temporary Signs	6	217.00	14	1,477.00
Demolition	0	0	3	45,760.00
Municipal	0	0	0	0
BP Extensions	1	0	13	0
BP Replacements	0	0	0	0
Transient Sales	0	0	18	0
Going Out of Business	0	0	0	0
TOTAL	49	644,196.00	448	23,286,944.89

MS4 MONTHLY REPORT – AUGUST 2021

Inspection of 7 stormwater management facilities for new construction.

Update MS4 files for permitting.

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

Perform follow up inspections for Stormwater Facilities with violations which had repairs made to them to bring them into compliance.

Public Works repaired Inlet at 2850 Sparrow Dr., fixed top which was broken off.

Public Works cleaned debris off inlet tops for 28 inlets throughout Township.

Attend York County Storm Water Consortium Management Committee meeting at York Co. Pleasant Valley Rd. Offices.

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Investigate Sinkhole complaint at 1575 Kenneth Rd. Sinkhole was in driveway next to manhole. Public works investigated and found it was next to their water meter and that it was their responsibility.

Discuss stormwater issues with Westview Homeowners Association and check out problem areas at site.

Discuss stormwater issues with Stuart Shelley, unit 28 Westview Manor, about flooding concerns at Bennet Williams Park and Westview Manor.

Investigate sinkhole at 1875 Rodney Rd., Sinkhole forming around outlet structure of detention pond. Investigating whose responsibility, it is to repair?

Inspect stormwater pipe at Kenneth Rd. and Hospital, found partially clogged by tree branch. Public works removed debris from pipe.

Investigate sinkhole complaint at 2817 Robin Rd. Storm caused manhole frame to shift off of manhole. Public works cleaned out manhole and repaired manhole frame.

Public works made numerous repairs from storm including fixing bridge at Loucks Rd., Place rock rip rap at Church Rd., Storm Manhole cover repaired on Michelle Dr., cleaned debris from Haviland Rd., and cleaned inlet tops off inlets on Taxville Rd.

Public works repaired 15" storm sewer line at 112 Winston Drive. Pipe had had a sinkhole and was clogged with rocks. Replace part of line which was damaged.

Public works removed tree blocking Little Conewago Creek at 2311 Log Cabin Rd.

Public works unclogged inlet at 2145 Derry Rd.

Public works removed rusted off pipe end wall at creek at Hempfield Dr.

Received numerous calls concerning flooding throughout Township. Areas of flooding where Kenneth Rd. at Trolley Rd. (Rutters and Mall), Westview Manor, 2255 Church Rd. near Rt. 74., 2540 Manor Rd., 2665 Brookmar Rd, 2670 Thornbridge Rd., and 1470 Roosevelt Ave. (Verizon – 911 center).