

**West Manchester
Township
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**West Manchester Township
Zoning Officer's Monthly Report
January 2026**

Attached for your review are the following reports:

- Zoning Violation Letters were issued in January 2026
- Notice to Comply Letters issued in January 2026
- Agenda for the Planning Commission Meeting January 13, 2026 (Meeting Cancelled)
- Zoning Hearing Board Notice January 27, 2026 (Meeting Cancelled)
- Building Permit Recap Report for December 2025
- MS4 Monthly Report for December 2025

Zoning Violation Letters issued in January 2026:

Daniel A. Speelman, 1339 Old Salem Road – Accessory Structure without a permit
Belinda Franco & Tyrone Weaver, 2398 Heater Road – Tractor Trailer Cab in Front Yard Area
SPG Capital LLC, 3171 Robin Road – Tractor Trailer Cab in Front Yard Area
Alan & Deborah Alloway, 1869 Marigold Road – Tractor Trailer Cab in Front Yard Area
Philip Smith, 1700 South Drive – Trailer in Front Yard Area

Notice to Comply Letters issued in January 2026:

Philip Smith, 1700 South Drive – Garbage, Junk & Debris

**West Manchester Township
Planning Commission
January 13, 2026
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from December 9, 2025, Planning Commission meeting.
- IV. Zoning Hearing Cases
 - a. **(CONTINUED) ZHB 25-21 – Jeffrey McVicar for Magnuss McVicar** – requests a variance §150-231.F to exceed maximum width of a driveway curb cut for a driveway located at a single-family dwelling located at 775 Bairs Road (Tax Map: HG; Parcel: 0059) in the Rural Residential (R) Zone. *Tabled until the February 10, 2026, Planning Commission meeting at the request of the Applicant.*
 - b. **ZHB 25-24 – Michael J. March** – requests a dimensional variance §150-45 Minimum Lot Width to enable a future 4 lot residential subdivision located at 1590 Taxville Road (Tax Map: IG; Parcel: 0066) in the R-2 Residential Zone. *Tabled until the February 10, 2026, Planning Commission meeting at the request of the Applicant.*
 - c. **ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area located at 1231 West Locust Street (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone. *Tabled until the February 10, 2026, Planning Commission meeting at the request of the Applicant.*
- V. Old 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 until the February 10, 2026, Planning Commission meeting at the request of the Applicant.*
- VI. New Business
- VII. Discussion
- VIII. Adjournment

**** THIS MEETING WAS CANCELLED DUE TO ALL AGENDA ITEMS BEING TABLED AT
THE REQUEST OF EACH OF THE APPLICANTS. ****

West Manchester Township
Zoning Hearing Board Agenda
January 27, 2026

REORGANIZATION

ZHB 25-21 – (CONTINUED) Jeffrey McVicar for Magnuss McVicar – requests a variance §150-231.F to exceed maximum width of a driveway curb cut for a driveway located at a single-family dwelling **located at 775 Bairs Road** (Tax Map: HG; Parcel: 0059) in the Rural Residential (R) Zone.

ZHB 25-24 – Michael J. March – requests a dimensional variance §150-45 Minimum Lot Width to enable a future 4 lot residential subdivision located at 1590 Taxville Road (Tax Map: IG; Parcel: 0066) in the R-2 Residential Zone. *Tabled until the February 24, 2026, public hearing at the request of the Applicant.*

ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area **located at 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone.

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

**** THIS MEETING WAS CANCELLED DUE TO ALL AGENDA ITEMS BEING TABLED AT THE REQUEST OF EACH OF THE APPLICANTS. ****

BUILDING PERMIT RECAP

FOR THE MONTH DECEMBER 2025

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	1	\$335,000.00
New Multi-Family	0	0	0	0
Improvements to Existing	10	\$114,184.00	335	\$5,049,350.00
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	5	\$233,020.25	59	\$19,067,390.25
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	1	\$75,500.00	20	\$24,174,141.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	4	0	36	0
Temporary Use	0	0	8	\$1,000.00
Temporary Signs	1	\$1,000.00	14	\$3,020.00
Demolition	0	0	8	\$48,800.00
Municipal	0	0	0	0
BP Extensions	1	0	26	0
BP Replacements	0	0	0	0
Transient Sales	0	0	34	0
Going Out of Business	0	0	0	0
TOTAL	22	\$423,704.25	541	\$48,678,701.25

MS4 MONTHLY REPORT – December 11, 2025, THROUGH January 14, 2026

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

1. 2297 Manor Rd. – Property owner removed a 12' x 35' shed and replaced with a 10' x 16' shed. Will receive a 590 sq. ft. stormwater credit for unused stone pad towards any future impervious project.

Non-Compliant for Stormwater Control Measures

MS4 Permit Report (2025-2026)

Working in conjunction with Parks and Rec to plan an Earth Day event in April. This can be used as a requirement for educating our residents about the importance of stormwater.

Training

Stormwater Inspector Badin attended a virtual webinar on Codes Enforcement through PSATS.

Illicit Discharges

Stormwater Inspector Badin responded to an illicit discharge coming from 317 Spangler Ave. Upon arrival I observed a flow coming from the property and running into 2 stormwater inlets. It was determined that the illicit discharge was a sewer leak coming from the property. The leak had been repaired prior to my arrival. Advised property owner that the mud created from the sewer leak would need to be treated with lime to prevent any additional runoff into the storm sewer system. Reported to DEP as required due to the proximity of the leak to an outfall.

HAZMAT Cleanup

There were no Hazmat cleanups.