

**West Manchester
Township**
(717) 792-3505



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York, Pa. 17408**
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**West Manchester Township
Zoning Officer's Monthly Report
July 2026**

Attached for your review are the following reports:

- Zoning Violation Letters issued in July 2026
- Notice to Comply Letters issued in July 2026
- Agenda for the Planning Commission Meeting July 14, 2026
- Zoning Hearing Board Notice July 28, 2026
- Building Permit Recap Report for June 2026
- MS4 Monthly Report for June 2026

Zoning Violation Letters issued in July 2026:

York Excavating Company, 1800 Bannister Street – Work Without a Permit
Ella Ebaugh, 1200 Richard Street – Fence Not Complete Permit Expired
Ella Ebaugh, 1200 Richard Street – Stormwater Not Complete
Elen Blosser & Holly Snow, 1135 Ruth Street – Detached Shed Used as Dwelling
Peter & Barbara Runyon, 2440 North Gabrielle Court – Cat Nuisance

Notice to Comply Letters issued in July 2026

Ella Ebaugh, 1200 Richard Street – Garbage, Junk & Debris

**West Manchester Township
Planning Commission
July 14, 2026
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from June 9, 2026, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB Case 26-07 Nate Lankford and Carrie Lankford** – request a variance §150-228.11.E.2 to allow an accessory structure to exceed the maximum allowable height of 15 feet (requesting overall height of 24 feet – matching the height of another accessory structure on the parcel); variance §150-301.A.2 to allow more than 6 months to obtain the required building permit or occupancy permit **located at 1700 Ivy Pump Lane** (Tax Map: 44; Parcel: 0031) in the Open Space Residential-2 (OSR-2) Zone.
 - b. **ZHB Case 26-08 Gail (Loucks) Wildasin** – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) which was damaged by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 870 Stoverstown Road** (Tax Map: 15; Parcel: 0026) in the R-5 Residential Zone.
- IV. New Business
- V. Discussion
- VI. Adjournment

West Manchester Township
Zoning Hearing Board Agenda
July 28, 2026

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, July 28, 2026, 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 Case 26-07 Nate Lankford and Carrie Lankford – request a variance §150-228.11.E.2 to allow an accessory structure to exceed the maximum allowable height of 15 feet (requesting overall height of 24 feet – matching the height of another accessory structure on the parcel); variance §150-301.A.2 to allow more than 6 months to obtain the required building permit or occupancy permit **located at 1700 Ivy Pump Lane** (Tax Map: 44; Parcel: 0031) in the Open Space Residential-2 (OSR-2) Zone.

ZHB Case 26-08 Gail (Loucks) Wildasin – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) which was damaged by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 870 Stoverstown Road** (Tax Map: 15; Parcel: 0026) in the R-5 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

BUILDING PERMIT RECAP

FOR THE MONTH JUNE 2026

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	0	0
New Multi-Family	0	0	0	0
Improvements to Existing	44	\$435,640.40	204	\$3,452,916.40
COMMERCIAL				
New Commercial	2	\$8,376,326	2	\$8,376,326
Improvements (Including Signs)	4	\$177,995	28	\$18,624,666
INDUSTRIAL				
New Industrial	0	0	1	\$3,928,570
Improvements (Including Signs)	0	0	10	\$5,323,686
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	2	0	21	\$5
Temporary Use	0	0	9	\$25
Temporary Signs	0	0	2	0
Demolition	2	\$8,000	8	\$287,350
Municipal	0	0	0	0
BP Extensions	0	0	6	0
BP Replacements	0	0	0	0
Transient Sales	2	0	13	0
Going Out of Business	0	0	0	0
TOTAL	56	\$8,997,961.40	304	\$39,993,544.40

MS4 MONTHLY REPORT – JUNE 18, 2026 THROUGH JULY 16 , 2026

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

1. 2032 Church Rd. – Inspected a 22' x 14' x 4" clean 2B stone pad as an SCM for a 12' x 20' shed.
2. 4267 W. Market St. – Inspected 2 – 22'L x 2'W x 1.5'D trenches as an SCM for an 18' x 18' storage building.
3. 2345 Esbenshade Rd. – Preconstruction inspection. Resident wanted clarification on his required SCM for the proposed new shed.

Non-Compliant for Stormwater Control Measures

1. 1950 Altland Ave. – Resident obtained a permit for a new patio. Resident was required to install a trench along the patio as the SCM for the project. Permit expired on 5/29/26. No stormwater inspection was completed. Trying to contact resident before sending a letter of violation.
2. 5065 Goldens Path – Resident obtained a permit for a new shed. Resident was required to install a stone shed pad for the SCM for the project. Permit expired on 6/4/26. Trying to contact resident before sending a letter of violation.
3. 1800 Emerald Ave. – Resident obtained a permit for an above ground pool and walkway. Resident was required to install a trench along the walkway as the SCM for the project. The final inspection report was received from Code Administrators but the stormwater inspection was never completed. Trying to contact resident before sending a letter of violation. Trying to contact resident before sending a letter of violation.
4. 1922 Bretton Ln. – Resident installed a larger than permitted concrete patio. Currently working with resident to determine correct size for the necessary SCM that will need installed.
5. 1954 Orange St. – Resident installed a 10' x 10' gazebo and an above ground pool last year without a permit. A permit was obtained for the work, but no building inspections or stormwater inspections have been performed. From the public road, both projects look to be complete. I will work with Rachelle to bring this property into compliance.

MS4 Permit Report (2025-2026)

The permit year for the 2025-2026 permit cycle ended on June 30, 2026. Between now and September 30, 2026, I will be compiling and inputting all the necessary documents for the yearly report to DEP.

On July 1, 2026, I received notice from DEP that last year's report was found to be complete. I have attached a copy of that notice.

Training

No training attended.

Illicit Discharges

1955 Trolley Rd. – I was notified by Public Works of an illicit discharge that originated from this address. Public Works investigated the discharge and determined it was paint. Upon further investigation, I determined that the paint was not only along the edge of the street, but the paint was also present in 3 inlets at the intersection of Trolley Rd. and Normandie Dr. Those 3 inlets are discharged into a basin located at Country Meadows. I reported the incident to DEP and was instructed on how to properly remediate the situation. The Township's Jet Vac Flush Truck was dispatched to clean the inlets, and a boom was placed at the outfall into the basin. The boom remained in place for multiple days to get as much residual paint as possible. I am confident that the spill was controlled and remediated properly to ensure no contaminants reached any waterway of the Commonwealth. A violation will be sent to the resident along with an invoice for the clean-up costs.

The Township received reimbursement for all expenses associated with the illicit discharge that occurred in January due to a tractor trailer accident. Diesel fuel was discharged into multiple inlets along Rt. 30 and needed to be professionally remediated.

HAZMAT Cleanup

No HAZMAT cleanups to report.