

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



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

Attached for your review are the following reports:

- Zoning Violation Letters were issued in May 2026
- Citations issued in May 2026 Notice to Comply Letters issued in May 2026
- Agenda for the Planning Commission Meeting May 12, 2026 (Meeting Cancelled – No Quorum)
- Zoning Hearing Board Notice May 26, 2026
- Building Permit Recap Report for April 2026
- MS4 Monthly Report for April 2026
- Dangerous Building – 2667 Broad Street
- Dangerous Building – 864-866 Stoverstown Road
- Dangerous Building – 858 Stoverstown Road
- Dangerous Building – 860 Stoverstown Road
- Dangerous Building – 870 Stoverstown Road
- Dangerous Building – 872 Stoverstown Road

Zoning Violation Letters issued in May 2026:

Full Force Allstar, Inc., 225 Hanover Road – Commercial School Occupancy Permit Denied
225 Hanover Partners LLC Et Al, 225 Hanover Road – Use Without Permit
John H. Wolfe, IV, 4595 Wolf's Church Road – Deck & Pool Without a Permit
John H. Wolfe, IV, 4595 Wolf's Church Road – Unregistered Business
John H. Wolfe, IV, 4595 Wolf's Church Road – Abandoned Vehicle
Diane L. Anderson, 1915 Altland Avenue – Grass & Weeds
Dawnlyn Holman, 2310 Bannister Street – Grass & Weeds
Tammy Busser, 2040 Carlisle Road – 2nd Dwelling Without a Permit
Todd Yingling Trust, 2296 Maple Road – No Tenant Registration

Citations issued in May 2026:

Diane L. Anderson, 1915 Altland Avenue – Grass & Weeds

Notice to Comply Letters issued in May 2026

John H. Wolfe, IV, 4595 Wolf's Church Road – Garbage, Junk & Debris

**West Manchester Township
Planning Commission
May 12, 2026
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from April 14, 2026, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – request 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 at the request of Applicant until the May 12, 2026, Planning Commission meeting.*
 - b. **ZHB 26-05 Daniel Kell and Kuba Real Estate Investment, LLC** – request a special exception §150-290 to substitute or replace a nonconformity (2nd principal use - small engine repair shop in a separate building from the existing single-family detached dwelling) with another nonconformity (2nd principal use – office with storage in a separate building from the existing single-family detached dwelling); and in the alternative, variance §150-86 Number of Uses to allow 2nd principal use (office with storage) to be located in a separate building from the existing single-family detached dwelling **located at 2220 Carlisle Road** (Tax Map: 10; Parcel: 0094) in the Local Commercial Zone.
 - c. **ZHB 26-06 – TruBru York LLC and CWP West LLC** – request a variance §150-289.B to expand a dimensional nonconformity to permit a 45 square foot sign to be attached to an existing dimensionally nonconforming pylon sign; variance §150-301.A.2 to permit the co-applicants 1 year from the date of the Zoning Hearing Board decision to obtain a permit **located at 1410 Kenneth Road** (Tax Map: 30; Parcel: 0025) in the Highway Commercial Zone.
- IV. New Business
 - a. **Z-903 Final Land Development for BAE New Office Building** – to depict the demolition of three (3) buildings and the construction of a new office building, associated stormwater management and landscaping for BAE Systems Land and Armaments located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the General Industrial (I-3) Zone. The project will be served by public water and sanitary sewer.
 - b. **Z-910 Final Subdivision Plan for Washington Meadows** – to depict a final 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. The property will be served by public water (York Water Company and Shiloh Water Authority) and by public sanitary sewer and private sanitary sewer force main.
- V. Discussion
- VI. Adjournment

West Manchester Township
Zoning Hearing Board Agenda
May 26, 2026

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, May 26, 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 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich – requests a variance §150-289.A.1 to expand an existing nonconformity (Automobile Service and Repair) outside of the existing lot on which it is located (by removing property lines and combining 3 parcels through a future reverse subdivision); variance §150-289.A.2 to expand an existing nonconforming use by more than 25% of the area of those buildings devoted to the nonconforming use (convert a residential dwelling to an automobile sales office and convert 2 remaining storage buildings to involve automobile detailing); variance §150-289.A.8 expansion that results in the addition of a second nonconforming use on the property (proposed automobile sales); variance §150-58 to exceed 35% maximum lot coverage permitted in the R-3 Residential Zone; variance §150-283.B Sign Chart P-8D to attached 1 sign to the side of the existing Automobile Service and Repair Building in lieu of attaching it to the building frontage **located at the properties known as 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) **and 1221 West Heiges Street** (Tax Map: 17; Parcel: 0061 and 0062) in the R-3 Residential Zone.

(CONTINUED) ZHB 26-04 – Forward Motion Chiropractic and Wellness, LLC c/o Dr. Daniel Eichner – request a special exception §150-290 and §150-302.D to substitute or replace a nonconforming use with another nonconforming use **located at 2415 West Market Street** (Tax Map: 05; Parcel: 0070) in the Local Commercial Zone. (Continued from the April 28, 2026 Zoning Hearing Board meeting.)

ZHB 26-05 Daniel Kell and Kuba Real Estate Investment, LLC - request a special exception §150-290 to substitute or replace a nonconformity (2nd principal use - small engine repair shop in a separate building from the existing single-family detached dwelling) with another nonconformity (2nd principal use – office with storage in a separate building from the existing single-family detached dwelling); and in the alternative a variance §150-86 Number of Uses to allow 2nd principal use (office with storage) to be located in a separate building from the existing single-family detached dwelling **located at 2220 Carlisle Road** (Tax Map: 10; Parcel: 0094) in the Local Commercial Zone.

ZHB 26-06 – TruBru York LLC and CWP West LLC – request a variance §150-289.B to expand a dimensional nonconformity to permit a 45 square foot sign to be attached to an existing dimensionally nonconforming pylon sign; variance §150-301.A.2 to permit the co-applicants 1 year from the date of the Zoning Hearing Board decision to obtain a permit **located at 1410 Kenneth Road** (Tax Map: 30; Parcel: 0025) in the Highway Commercial 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 APRIL 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	32	\$581,061	108	\$2,356,201
COMMERCIAL				
New Commercial	0	0	0	0
Improvements (Including Signs)	4	\$255,300	20	\$18,390,419
INDUSTRIAL				
New Industrial	1	\$3,928,570	1	\$3,928,570
Improvements (Including Signs)	2	\$183,000	8	\$5,061,686
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	4	0	11	0
Temporary Use	4	\$20	8	\$25
Temporary Signs	1	0	2	0
Demolition	1	\$750	2	\$252,750
Municipal	0	0	0	0
BP Extensions	2	0	5	0
BP Replacements	0	0	0	0
Transient Sales	3	0	5	0
Going Out of Business	0	0	0	0
TOTAL	54	\$4,948,701	170	\$29,989,651

MS4 MONTHLY REPORT – April 18, 2026 THROUGH May 21, 2026

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

1. 2465 Broad St. – Inspected a 7'L x 3'W x 4'D seepage pit as an SCM for a new 10' x 16' addition to a single-family dwelling.
2. 2615 W. Market St. – Inspected a 56'L x 2'W x 2.3'D and a 24'L x 5'W x 2.3'D seepage pits as an SCM for a parking lot addition of 966 sq. ft.
3. 2442 Warwick Rd. – Inspected a 30'L x 3'W x 3'D clean 2B stone trench as an SCM for a new 20' x 30' paver patio.
4. 1445 Saddleback Rd. – Inspected a 25'L x 4'W x 3'D clean 2B stone trench as an SCM for a new patio addition of 367 square feet.
5. 1841 South Dr. – Inspected a 20'L x 10'W x 1' D clean 2B stone pad for a new 20' x 10' shed. New shed will have gutters that will be discharged into the stone pad as the SCM.
6. 2244 Middle St. – Inspected a 14'W x 18'L x 4"D clean 2B stone pad as an SCM for a new 12' x 18' shed.

Non-Compliant for Stormwater Control Measures

2032 Church Rd installed a shed without a permit last year. Tenant applied for a shed permit but never picked it up. I have spoken to the property owner and the tenant multiple times to try to bring the property into compliance for stormwater management but as of the time of this report, they have failed to comply. A letter of violation will be sent.

MS4 Permit Report (2025-2026)

Currently working on outfall inspections for the 25-26 reporting period which ends June 30, 2026. One of the requirements of our permit is to do yearly training with staff. HRG conducted MS4 training with the Public Works Department on May 13, 2026, to meet this requirement.

Training

Stormwater Inspector Badin attended multiply stormwater workshops at PSATS April 20-21, 2026.

Illicit Discharges

2095 Church Rd installed a stone parking pad, without a permit, using sand under the stone. During a rain event, the sand washed onto the street and into a stormwater inlet. Spoke to residents regarding the work with no permit and also required the resident to clean up all sand that washed into the road. Sending resident violation letter regarding the parking pad without a permit.

HAZMAT Cleanup

No HAZMAT cleanups to report.

Zoning Department Recognition 5/20/2026

A resident brought this cake into the Zoning Department a few weeks after his permit was approved and issued to thank us for the research and work we did to help him through the permitting process.

