

**West Manchester
Township**
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**West Manchester Township
Zoning Officer's Monthly Report
August 2024**

Attached for your review are the following reports:

- Citations filed in August 2024
- List of Zoning Violation Letters issued in August 2024
- Agenda for the Planning Commission Meeting August 13, 2024
- Agenda for the Zoning Hearing Board Meeting August 27, 2024 (Meeting Cancelled)
- Building Permit Recap Report for July 2024
- Dangerous Building Memo – 4320 West Market Street
- MS4 Monthly Report for July 2024

The following Citations were filed in August 2024:

Lawrence Pomerleau, 1259 College Avenue – Grass & Weeds
VDM Port Charlotte SW, LLC, 2139 White Street – Grass & Weeds

The following Violation Letters were issued in August 2024:

Rizwan Ghouri, 34 N Williams Street – Grass & Weeds
Vicki Darnell & Rustin Stein, 4100 W Market Street – Trailer in Front Yard
Vicki Darnell & Rustin Stein, 4100 W Market Street – Trash, Junk & Debris
Vicki Darnell & Rustin Stein, 4100 W Market Street – Abandoned Vehicle
Vicki Darnell & Rustin Stein, 4100 W Market Street – Pool & Deck Without a Permit
Beverly Hollingsworth, 2613 Broad Street – Grass & Weeds
Beverly Hollingsworth, 2613 Broad Street – Trash, Junk & Debris
Matthew & Tammy Hildebrecht, 2170 Twin Brooks Drive – Abandoned Vehicle
Lynne Eiler, 2109 Twin Brooks Drive – Abandoned Vehicle
Lynne Eiler, 2109 Twin Brooks Drive – Trash, Junk & Debris
Thomas & Diane Bain, 1165 Stewart Street – Fence Without a Permit
Angela & Reijo Nikkanen, 2156 Twin Brooks Drive – Grass & Weeds
Angela & Reijo Nikkanen, 2156 Twin Brooks Drive - Trash, Junk & Debris
Michael Waltersdorff, 2375 Heather Road – Trash, Junk & Debris
Ashly Stahle, 2305 Cottonwood Road – Pool Without a Permit
Perry & Mary Fisher, 1770 Rainbow Circle – Structure Without a Permit
Cottontail Solar 1, LLC, 1025 Stoverstown Road – Grass & Weeds
Cottontail Solar 1, LLC, 1028 Stoverstown Road – Grass & Weeds
Cottontail Solar 2, LLC, 1760-1765 Lemon Street – Grass & Weeds
Cottontail Solar 8, LLC, 455 Woodberry Road – Grass & Weeds

The Following Violation Letters were issued in August 2024 (continued):

Gary Polomski Sr. & Josephine Polomski, 4329 Wolfs Church Road – Business in R-3 Zone
Gary Polomski Sr. & Josephine Polomski, 4329 Wolfs Church Road – Trailer in Front Yard
Daniel Druck, 2330 Basswood Road – Grass & Weeds
Sheila & John Swindell, 2370 W College Avenue – Grass & Weeds
Sheila & John Swindell, 2370 W College Avenue – Overgrowth in Clear Site Triangle
Jared & Jessica Everhart, 2235 School Street – Camper in Front Yard
Brian Reeve, 900 Stoverstown Road – Grass & Weeds
James Arbogast, 895 Stoverstown Road – Request for Maintenance Vegetation over Sidewalk
Perry & Mary Fisher – 1770 Rainbow Circle – Trailer in Front Yard
David & Selene Gentzler, 907 Smith Drive – Grass & Weeds
David & Selene Gentzler, 907 Smith Drive – Overgrowth in Clear Site Triangle
VDM Port Charlotte SW LLC, 2139 White Street – Grass & Weeds
David & Melinda Kreiser, 2295 School Street – RV in Front Yard
William & Julie Fairchild, 1882 Hempfield Drive – Trailer in Front Yard
Virginia Henderson, 2450 Marion Street – Grass & Weed
Virginia Henderson, 2450 Marion Street – Trash, Junk & Debris
David & Selene Gentzler, 907 Smith Drive – Overgrown Sidewalk
Olde Mill Holdings, LLC, 1385 White Street – Grass & Weeds
Karim & Omar Elayan, 4320 W. Market Street – Dangerous Building
Thomas & Kimberly Cox, 2355 Cottonwood Road – Non-Registered Business
Matthew & Amanda Highlands, 1110 Roosevelt Avenue – Grass & Weeds

West Manchester Township
Planning Commission
August 13, 2024
AGENDA

I. Call meeting to order

II. Approval of minutes from the July 9, 2024, Planning Commission meeting.

III. Zoning Hearing Cases

No Zoning Hearing Board cases have been filed for review.

IV. New Business

- a. **Rezoning Request from Gerald W. Lighty and Gerald W. Lighty, Executor of the Estate of Brian L. Lighty** to rezone a **48.60-acre parcel of land along Baker Road** (UPI # 51-000-JG-0033D-00000) from Open Space Residential-1 Zone to R-1 Residential Zone.
- b. **SK-24-03 – Sketch Plan for Proposed 7 Brew Coffee** – to depict a sketch plan for a proposed drive-thru beverage business that only serves beverages and no food **located at 1407 Carlisle Road** (Tax Map: JH; Parcel: 56B and Tax Map: JH; Parcel: 56D) in the Highway Commercial Zone. Briefing.
- c. **T-888 – Preliminary/Final Land Development Plan for Proposed Flex Industrial Building for 1850 Lemon, LP** – to depict the re-development of the parcel for a proposed industrial flex building and associated improvements on a 7.328-acre parcel **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the General Industrial (I-3) Zone. Review/Action
- d. **T-896 Final (Reverse) Subdivision Plan for Frito Lay York ASF Remodel** – to depict the existing conditions of the project site and to combine parcel 1 (Tax Map: IG; Parcel: 52B) and parcel 2 (Tax Map: IG; Parcel: 52Q) along North Zarfoss Drive and Gillespie Drive to create a combined parcel of 12.94 acres **located at 3553 Gillespie Drive** in the General Industrial (I-3) Zone. Review/Action.

V. Discussion

VI. Adjourn

West Manchester Township
Zoning Hearing Board Agenda
August 27, 2024

NOTICE

Notice is hereby given that the regularly scheduled public hearing of the West Manchester Township Zoning Hearing Board for August 27, 2024, has been cancelled due to a lack of applications being filed.

BUILDING PERMIT RECAP

FOR THE MONTH JULY 2024

	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	41	\$391,730.00	279	\$3,495,274.24
COMMERCIAL				
New Commercial	1	\$615,800.00	2	\$2,175,800.00
Improvements (Including Signs)	4	\$51,795.00	56	\$7,455,704.18
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	3	\$210,571.00	9	\$6,324,617.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	5	0	32	\$7,800.00
Temporary Use	0	0	4	0
Temporary Signs	0	0	4	\$314.00
Demolition	1	\$200.00	4	\$15,450.00
Municipal	0	0	0	0
BP Extensions	3	0	16	0
BP Replacements	0	0	0	0
Transient Sales	0	0	8	0
Going Out of Business	0	0	0	0
TOTAL	58	\$1,270,096.00	414	\$19,474,959.42

MS4 MONTHLY REPORT – JULY 2024

Inspection of 5 stormwater management facilities for new construction.

1. 1934 Bannister St. – Patio extension with seepage trench.
2. 2038 Walnut Bottom Rd. – New Shed with seepage bed.
3. 2115 Carriage Run – Patio Extension with a rain garden.
4. 3017 Ridings Way – New Patio with seepage pits.
5. 2305 Middle St. – New Shed with seepage bed.

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

Update files for MS4 report for DEP.

York County Stormwater Consortium Management Meeting – Review the financial report and payments to be disbursed, discuss Regional CBPRP BMP projects for status update and request for payment for finished projects.

Little Conewago Creek Project – Meet with the project engineers and Shiloh Water to discuss satisfying residents' requests to obtain right-of-way agreements. The project engineer is currently working with residents and Shiloh Water Authority to obtaining buffer agreements needed from homeowners. We have received 3 signed agreements. Waiting to receive the grant from FEMA.

There was a sink hole in the flume near Fahs St. The Quarry was notified of the sink hole, and they are repairing it.

Resident called in to report grass being blown into street and stormwater system at 2252 Middle St. Went to site and talked to lawn care person about violation, informed him of problems caused by grass in system and future fines.