

**West Manchester  
Township**

(717) 792-3505



**380 East Berlin Road  
York, Pa. 17408**

fax: (717) 792-4374

Website: [www.westmanchestertownship.com](http://www.westmanchestertownship.com)

E-mail: [info@westmanchestertownship.com](mailto:info@westmanchestertownship.com)

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

**Attached for your review are the following reports:**

- Citations filed in December 2024
- List of Zoning Violation Letters issued in December 2024
- List of Notice to Comply Letters issued December 2024
- Agenda for the Planning Commission Meeting December 10, 2024
- Zoning Hearing Board Notice of Meeting December 17, 2024
- Building Permit Recap Report for November 2024
- MS4 Monthly Report for November 2024

**There were no citations filed in December 2024**

Norindo & Reba Evans, 3085 Goldens Path – Exterior Lighting Nuisance

**The following Violation Letters were issued in December 2024:**

Magar Nir Maya & Hasti Maya, 1476 Farm Cross Way – Keeping Chickens in OSR-1 Zone  
William & Catherine Donges, 2120 Hess Road – Abandoned Vehicle  
Terrence & Linda Freed, 1776 Trolley Road – Patio Roof Addition without Stormwater Management  
Kenneth Wilt & Laural Murry, 1790 Rainbow Circle – Trailer in Front Yard  
Clark Meyer, 1784 Emerald Avenue – Condition of Pool Zoning Violation  
Clark Meyer, 1784 Emerald Avenue – Building Code Violation for Condition of Pool  
Chad & Michelle Gerrick, 2817 Dove Drive – Trailer in Front Yard  
Ariell Linares, 1954 Orange Street – Trailer in Front Yard  
Stanley Firestone, 2001 Stanton Street – Trailer in Front Yard

**The following Notices to Comply were issued in December 2024:**

Kenneth Wilt, Jr. 1790 Rainbow Circle – Accumulation of Garbage or Junk Material  
Weis Markets, Inc, 1800 Roosevelt Avenue – Accumulation of Garbage or Junk Material

**West Manchester Township  
Planning Commission  
December 10, 2024  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the November 12, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 24-18 HES Sign Services and White Street Associates, LLC** – requests a Variance §150-283.B Chart of Permitted Permanent Signs P-8C to exceed the maximum number and size allowed for a freestanding sign on a property **located at 2189 White Street** (Tax Map: JH; Parcel: 0055G) in the Regional Commercial Zone.
- IV. New Business
  - a. **(Revised) T-891 Preliminary/Final Land Development Plan for York Garber I** – to depict a proposed 236,226 sq. ft. (previously depicted 204,474 sq. ft.) solar energy farm located at 1750 Taxville Road (Tax Map: IG; Parcel: 0059) in the Agricultural Zone. Review/Action.
  - b. **T-897 Preliminary/Final Land Development Plan for Trimmer Campus Improvements for West York Area School District** – to depict the proposed construction of a parking lot and field house, the resurfacing, addition and replacement of associated athletic fields and features and other associated improvements located at 1900 Brenda Road (Tax Map: JG; Parcel: 0060B) in the Open Space Zone. *Tabled at the request of the Applicant.*
  - c. **T-898 Preliminary/Final Land Development Plan for Main Campus Improvements for West York Area School District** – to depict the proposed construction of a new track, new parking, improved vehicular circulation, new athletic fields, stormwater management facilities and associated improvements **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space Zone and Local Commercial Zone. *Tabled at request of the Applicant.*
- V. Discussion
- VI. Adjourn

**West Manchester Township  
Zoning Hearing Board Agenda  
December 17, 2024**

**NOTICE**

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, December 17, 2024, at 7:00 p.m.** at the West Manchester Township Building located at 380 East Berlin Road, York, PA 17408 to hear the following applications:

**ZHB 24-18 HES Sign Services and White Street Associates, LLC** – requests a Variance §150-283.B Chart of Permitted Permanent Signs P-8C to exceed the maximum number and size allowed for a freestanding sign on a property **located at 2189 White Street** (Tax Map: JH; Parcel: 0055G) in the Regional 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 NOVEMBER 2024

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
<b>RESIDENTIAL</b>				
New Single Family	0	0	0	0
New Multi-Family	0	0	0	0
Improvements to Existing	25	\$448,897.00	408	\$5,682,722.24
<b>COMMERCIAL</b>				
New Commercial	0	0	2	\$2,175,800.00
Improvements (Including Signs)	8	\$465,162.00	80	\$10,518,977.18
<b>INDUSTRIAL</b>				
New Industrial	0	0	0	0
Improvements (Including Signs)	1	\$83,200.00	11	\$6,507,817.00
<b>OTHER</b>				
Agricultural Building	0	0	0	0
Use Certificates	2	0	45	\$7,800.00
Temporary Use	1	0	7	0
Temporary Signs	1	\$1,500.00	8	\$1,814.00
Demolition	0	0	5	\$25,990.00
Municipal	0	0	0	0
BP Extensions	0	0	46	0
BP Replacements	0	0	0	0
Transient Sales	0	0	8	0
Going Out of Business	0	0	0	0
<b>TOTAL</b>	<b>38</b>	<b>\$998,759.00</b>	<b>620</b>	<b>\$24,920,920.42</b>

## MS4 MONTHLY REPORT – NOVEMBER 2024

Inspection of 8 stormwater management facilities for new construction.

1. 2377 Maple Rd. – New Shed with a seepage bed.
2. 1900 Brenda Rd. – Replace Shed with a seepage bed.
3. 2275 Trotter Ridge Ct. – New Pool and Patio with a seepage pit.
4. 2368 Heather Rd. – New Shed with a seepage bed.
5. 1689 Rainbow Circle – New Driveway Addition with a seepage trench.
6. 1950 Orange St. – New Building Addition with a rain barrel.
7. 1667 Deerford Way – New Patio with a seepage trench.
8. 4670 Wolf's Church Rd. – New Carport with a rain barrels.

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

Updated files for MS4 report for DEP.

Attended York County Stormwater Consortium Management Meeting via zoom. Reviewed the financial report and payments to be disbursed, discussed Regional CBPRP BMP projects for status update and requested for payment for finished projects. Reviewed proposal from Maher Duessel to perform YCSWC audit. Discussed the 2025 meeting schedule and budget.

Attended York County Stormwater Consortium Meeting via Zoom – Established a quorum. Reviewed the financial report and payments to be disbursed. Discussed Regional CBPRP BMP projects for status update and progress report. Reviewed PA WIP: York Countywide Action Plan for Clean Water (CAP) update. Elected Committee Members to serve 2025 year. Approved schedule for 2025 meetings.

Little Conewago Creek Project – Received conditional approval from Shiloh Water Co. on the buffer agreements. Shiloh Water needs an agreement from Township for the protection of the well on the Little Conewago Conservation Area land. Working on the agreement with the solicitors. Still working on obtaining the last residential buffer agreement needed. Met with resident and are revising the agreement to suit owner.

I received a stormwater complaint of a clogged stormwater pipe at 2255 Middle St. Resident complained of water backing up to dwelling. Public works videoed line and found no clogs or blockage.