

**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
January 2025**

Attached for your review are the following reports:

- Citations filed in January 2025
- No Zoning Violation Letters were issued in January 2025
- No Notice to Comply Letters were issued January 2025
- Agenda for the Planning Commission Meeting January 14, 2025
- Zoning Hearing Board Notice of Meeting January 28, 2025
- Building Permit Recap Report for December 2024
- Dangerous Building – 17 Lawson's Court
- MS4 Monthly Report for December 2024

Citations filed in January 2025:

Stanley E. Firestone, 2001 Stanton Street – Trailers in Front Yard

**West Manchester Township
Planning Commission
January 14, 2025
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from the December 10, 2024, Planning Commission meeting.
- IV. Zoning Hearing Cases
 - a. **ZHB 25-01 – Lititz Sign Company for Paramount Newco Realty** - requests a variance §150-283.B Permitted Permanent Sign Chart P-9D to exceed the maximum allowable size for an attached sign for an individual use within the shopping center (Xfinity) **located at 1800 Loucks Road (more specifically tenant space 810A Town Center Drive)** (Tax Map: JH; Parcel: 0056F) in the Regional Commercial Zone.
 - b. **ZHB 25-02 – Herbert A. Brown** – requests a special exception §150-289 to expand an existing nonconforming use and a variance §150-289.A.2 to expand the existing nonconforming use by more than 25% **located at 865 East Berlin Road** (Tax Map: IG; Parcel: 0056B) in the I-3 General Industrial Zone.
 - c. **ZHB 25-03 – Sheetz, Inc.** – requests a variance §150-283.B Permitted Permanent Sign Chart P-5 on site directional signs to exceed the allowable size, variance §150-283.B Permitted Permanent Sign Chart P-8A freestanding sign in residential zone to exceed maximum number allowed, maximum height allowed and maximum size allowed, and a variance §150-283.B Permitted Permanent Sign Chart P-8E attached signs to be located on a non-frontage wall **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the R-3 Residential and Highway Commercial Zones.
- V. New Business
 - a. **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. *Applicant requested that the plan be tabled for the January 2025 meeting.*
 - b. **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. *Applicant requested that the plan be tabled for the January 2025 meeting.*
- VI. Discussion
- VII. Adjourn

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

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, January 28, 2025, 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:

Reorganization

ZHB 25-01 – Lititz Sign Company for Paramount Newco Realty – requests a variance §150-283.B Permitted Permanent Sign Chart P-9D to exceed the maximum allowable size for an attached sign for an individual use within the shopping center (Xfinity) **located at 1800 Loucks Road (more specifically tenant space 810A Town Center Drive)** (Tax Map: JH; Parcel: 0056F) in the Regional Commercial Zone.

ZHB 25-02 – Herbert A. Brown – requests a special exception §150-289 to expand an existing nonconforming use and a variance §150-289.A.2 to expand the existing nonconforming use by more than 25% **located at 865 East Berlin Road** (Tax Map: IG; Parcel: 0056B) in the I-3 General Industrial Zone.

ZHB 25-03 – Sheetz, Inc. – requests a variance §150-283.B Permitted Permanent Sign Chart P-5 on site directional signs to exceed the allowable size, variance §150-283.B Permitted Permanent Sign Chart P-8A freestanding sign in residential zone to exceed maximum number allowed, maximum height allowed and maximum size allowed, and a variance §150-283.B Permitted Permanent Sign Chart P-8E attached signs to be located on a non-frontage wall **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the R-3 Residential and Highway Commercial Zones.

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 DECEMBER 2024

	CONSTRUCTION COST		YEAR TO DATE	
	NUMBER	AMOUNT	NUMBER	AMOUNT
RESIDENTIAL				
New Single Family	0	0	0	0
New Multi-Family	1	\$2,900,000.00	1	\$2,900,000.00
Improvements to Existing	19	\$350,254.00	427	\$6,032,976.24
COMMERCIAL				
New Commercial	0	0	2	\$2,175,800.00
Improvements (Including Signs)	2	\$67,624.00	82	\$10,586,601.18
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	2	\$96,000.00	13	\$6,603,817.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	1	0	46	\$7,800.00
Temporary Use	0	0	7	0
Temporary Signs	0	0	8	\$1,814.00
Demolition	0	0	5	\$25,990.00
Municipal	0	0	0	0
BP Extensions	1	0	47	0
BP Replacements	0	0	0	0
Transient Sales	0	0	8	0
Going Out of Business	0	0	0	0
TOTAL	26	\$3,413,878.00	646	\$28,334,798.42

MS4 MONTHLY REPORT – DECEMBER 2024

Inspection of 4 stormwater management facilities for new construction.

1. 2100 Church Rd. – New Shed with a seepage bed.
2. 3030 Lark Dr. – Patio Addition with a rain barrel.
3. 1123 Putters Cove – New Paver Patio with a seepage bed.
4. 1824 Walnut Bottom Rd. – New Pool and Patio with a seepage pit.

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.

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. Received signed agreements from all Residents needed, ready for recording. The engineers are finalizing plans for submittal to DEP in March. After DEP approval plans get submitted for CLOMAR. Estimated approval time is late 2026. Anticipated construction time is one year.