



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

Attached for your review are the following reports:

- Citations filed in July 2024
- List of Zoning Violation Letters issued in July 2024
- Agenda for the Planning Commission Meeting July 9, 2024
- Agenda for the Zoning Hearing Board Meeting July 23, 2024
- Building Permit Recap Report for June 2024
- MS4 Monthly Report for June 2024

The following Citations were filed in July 2024:

Leland Steinke, 3181 Robin Road- Grass & Weeds

The following Violation Letters were issued in July 2024:

Wendy & Weston Tucker, 2238 Heather Road – Pool Conditions
Wendy & Weston Tucker, 2238 Heather Road – Grass & Weeds
Andrew Shoff, 2228 Heather Road – Grass & Weeds
Deborah & Alan Alloway, 1869 Marigold Road – Grass & Weeds
Lunovi Group LLC, 1737 Rainbow Circle - Grass & Weeds
Lunovi Group LLC, 1737 Rainbow Circle – Pool Conditions
Walter Rode & Lorrie Sappe, 1615 Sapphire Road - Pool Conditions
Lawrence Pomerleau, 1259 W. College Avenue – Grass & Weeds
Lawrence Pomerleau, 1259 W. College Avenue – Trash, Junk & Debris
Park Slope Develop Corp Tr, 1750 Loucks Road – Grass & Weeds
Rebecca Powers & Vincent Cooke, 100 Finch Drive – Abandoned Vehicle
Rebecca Powers & Vincent Cooke, 100 Finch Drive – Trailer in Front Yard
Richard & Carol Smith, 110 Finch Drive – Trailer in Front Yard
James, Amie & Rebekah Baker, 2038 Spring Street – Trash, Junk & Debris
David Baughman 111, 2024 Spring Street – Trailer and oat in Front Yard
Larry & Sharon Hoover, 2266 Sycamore Road – Grass & Weeds
West York School District, 1900 Brenda Road – Temp Sign Without a Permit.
Ryan Ratchford, 2360 Catherine Street – Grass & Weeds
Stanley Firestone, 2001 Stanton Street – Trash, Junk & Debris
Stanley Firestone, 2001 Stanton Street – Abandoned Vehicle

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

Roosevelt Holdings, LP, 413 N. Zarfoss Drive – Nuisance – Excessive Dust

Johana Baez & Angel Miguel, 112 N Diamond Street – Abandoned Vehicles

Kenedi Warfel, 114 N Diamond – Abandoned Vehicles

Christopher Firestone, 116 N Diamond – Abandoned Vehicles

Cheema Ranvir, LLC, 2035 Carlisle Road – Exterior Lighting

Lidia Sanchez, 1950 Orange Street – Permit Expired no Inspections Done

James Laputka, 2100 Twin Brooks Drive – Patio Without a Permit

Anna Matthew, 4000 Goldens Path – Greenhouse Without a Permit

Anna Matthew, 4000 Goldens Path - Grass & Weeds

Charles Geronimo, Monica Lopez & Javier Rodriguez – 1690 Rainbow Circle – Shed Without a Permit

Lunovi Group LLC, Harry Luu, 1737 Rainbow Circle – Trailer in Front Yard

Scott & Casey Landis, 1740 Rainbow Circle – Trailer in Front Yard

2301 West Market LLC, 2301 W Market Street – Failure to Register Business

Christine Russo, 1806 Walnut Bottom Road – Business in Residential Zone

**West Manchester Township
Planning Commission
July 9, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the June 11, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 24-08 – Quality Service Center (QSC Associates, LLC)** – requests a special exception §150-289 to expand/alter an existing nonconforming use (auto repair shop) **located at 28 South Oxford Street** (Tax Map: 04; Parcel: 0365A) in the R-5 Residential Zone.
 - b. **ZHB 24-09 – TruBru York LLC and CWP West LLC** – request a variance §150-289.B to expand an existing dimensionally nonconforming pylon sign by more than 25% (requesting 45 square foot sign to be attached to the existing pylon sign to allow business identification of a lessee) **located at 1410 Kenneth Road** (Tax Map: 30; Parcel: 0025) in the Highway Commercial (HC) Zone.
- IV. New Business
 - a. **T-895 Preliminary Subdivision Plan for Steve & Karen Washington** – to depict a preliminary 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.
- V. Discussion
- VI. Adjourn

**West Manchester Township
Zoning Hearing Board Agenda
July 23, 2024**

ZHB 24-08 – Quality Service Center (QSC Associates, LLC) – requests a special exception §150-289 to expand/alter an existing nonconforming use (auto repair shop) by less than 25% **located at 28 South Oxford Street** (Tax Map: 04; Parcel: 0365A) in the R-5 Residential Zone.

ZHB 24-09 – TruBru York LLC and CWP West LLC – request a variance §150-289.B to expand an existing dimensionally nonconforming pylon sign by more than 25% (requesting 45 square foot sign to be attached to the existing pylon sign to allow business identification of a lessee) **located at 1410 Kenneth Road** (Tax Map: 30; Parcel: 0025) in the Highway Commercial (HC) Zone.

BUILDING PERMIT RECAP

FOR THE MONTH JUNE 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	42	\$457,652.99	238	\$3,103,544.24
COMMERCIAL				
New Commercial	0	0	1	\$1,560,000.00
Improvements (Including Signs)	14	\$3,162,644.18	52	\$7,403,909.18
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	1	\$4,200,000.00	6	\$6,114,046.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	2	0	27	\$7,800.00
Temporary Use	0	0	4	0
Temporary Signs	2	\$314.00	4	\$314.00
Demolition	2	\$7,250.00	3	\$15,250.00
Municipal	0	0	0	0
BP Extensions	1	0	13	0
BP Replacements	0	0	0	0
Transient Sales	1	0	8	0
Going Out of Business	0	0	0	0
TOTAL	65	\$7,827,861.17	356	\$18,204,863.42

MS4 MONTHLY REPORT – JUNE 2024

Inspection of 2 stormwater management facilities for new construction.

1. 1755 South Dr. – New Patio with seepage trench.
2. 2079 Bannister 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 – Currently working on obtaining buffer agreements from homeowners. We have received 3 signed agreements. Waiting to receive a grant from FEMA.

There was an illicit discharge at 1877 Golden Eagle Drive. Property owner was discharging their pool water into street. The zoning officer notified the owner and discharge was stopped immediately.