

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

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

- Citations filed in June 2024
- List of Zoning Violation Letters issued in June 2024
- Agenda for the Planning Commission Meeting June 11, 2024
- Agenda for the Zoning Hearing Board Meeting June 28, 2024
- Building Permit Recap Report for May 2024
- MS4 Monthly Report for May 2024

**The following Citations were filed in June 2024:**

Jon Beck, 2075 Winding Road – Grass & Weeds  
Terry & Rachel Hake, 1533 Carlisle Road – Mandatory Sewer Connection  
Terry & Rachel Hake, 1545 Carlisle Road – Mandatory Sewer Connection

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

Jon Beck, Winding Road – Grass & Weeds  
David Bortner, 1315 Saddleback Road – Operating a Business  
Patrick & Teresa Luckenbaugh, 901 Stoverstown Road – Grass & Weeds  
CSI Interiors LLC, 2273 Locust Lane – Trash, Junk & Debris  
CSI Interiors LLC, 2273 Locust Lane – Grass & Weeds  
Anita Wright, 2628 Broad Street – Obscuring Clear Sight Triangle  
Ellen Dacheux, 314 Overbrook Drive - Obscuring Clear Sight Triangle  
Patricia Valentin, Perez Davis, 1891 Andrew Street – Abandoned Vehicle  
Metropolitan Edison Company, Smith Road – Grass & Weeds  
Melinda Bixler, 4070 W Market Street – Grass & Weeds  
Brenda & Irving Hughes, 960 Niagara Lane – Abandoned Vehicle  
Bruce & Sheree Reed, 1950 Niagara Lane - Shed Without a Permit  
Karim & Omar Elayan, 4320 W Market Street – Grass & Weeds  
Abdel Karim & Omar Elayan, 4310 W Market Street – Grass & Weeds  
Estate of Douglas M. Shuffler, 1321 W College Ave – Grass & Weeds

**West Manchester Township**  
**Planning Commission**  
**June 11, 2024**  
**AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the May 14, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases

No zoning hearing applications were submitted for June 2024.

IV. New Business

- a. **T-887 – Preliminary/Final Land Development Plan for Pine Creek Structures** – to depict the construction of a commercial sales yard and related site improvements on a 2.83-acre parcel for Pine Creek Structures (accessory building sales) **located at 4545 West Market Street** (Tax Map: HG; Parcel: 00004K) in the Highway Commercial Zone. Review/Action. *Tabled at the applicant's request on May 14, 2024.*
- b. **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. *Tabled at the applicant's request on May 14, 2024.*
- c. **T-889 – Preliminary/Final Land Development Plan for Proposed Multifamily Residential Development for Weldon Drive, LLC** – to depict a proposed multifamily residential development (building with 24 dwelling units) and associated improvements on a 2.93-acre parcel **located along Weldon Drive** (Tax Map: 05; Parcel: 0037H) in the R-4 Residential Zone. Review/Action *Tabled at the applicant's request on May 14, 2024.*
- d. **T-890 Final Subdivision Plan for Christy A. McClain** – to depict the consolidation of **Lot 1 known as 2110 Orange Street and Lot 2 known as 2100 Orange Street** to create one parcel of 0.507 acres (Tax Map: 04; Parcel: 142C and 142D) in the R-3 Residential Zone.
- e. **T-891 Preliminary/Final Land Development Plan for York Garber I** – to depict a proposed 204,474 sq. ft. solar energy farm located at 1750 Taxville Road (Tax Map: IG; Parcel: 0059) in the Agricultural Zone.
- f. **T-892 Preliminary/Final Land Development Plan for York Garber II** – to depict a proposed 230,802 sq. ft. solar energy farm **located at 1750 Taxville Road** (Tax Map: IG; Parcel: 0059) in the Agricultural Zone.
- g. **T-893 Preliminary/Final Land Development Plan for Frito Lay York ASF Remodel** – to depict a proposed 5,478 sq. ft. building expansion **located at 3553 Gillespie Drive** (Tax Map: IG: 0052B) in the I-3 General Industrial Zone.
- h. **T-894 Revised Preliminary Subdivision and Land Development Plan for Westgate Campus, Phase II** – to depict the creation of lots 3-6, the proposed +/- 1,230-foot extension of Westgate Drive to Roosevelt Avenue and the proposed development (office buildings and related site improvements) **located along the 1700 block of Westgate Drive** (Tax Map: JH; Parcel: 0013) in the Professional Office Zone.

V. Discussion

VI. Adjourn

**West Manchester Township**  
**Zoning Hearing Board Agenda**  
**June 25, 2024**

**NOTICE**

Notice is hereby given that the regularly scheduled public hearing of the West Manchester Township Zoning Hearing Board for June 25, 2024, has been cancelled due to a lack of applications being filed.

Rachelle Sampere  
Zoning Officer

**BUILDING PERMIT RECAP**

**FOR THE MONTH MAY 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	53	\$594,615.25	196	\$2,645,891.25
<b>COMMERCIAL</b>				
New Commercial	1	\$1,560,000.00	1	\$1,560,000.00
Improvements (Including Signs)	5	\$99,775.00	38	\$4,241,265.00
<b>INDUSTRIAL</b>				
New Industrial	0	0	0	0
Improvements (Including Signs)	1	\$12,000.00	5	\$1,914,046.00
<b>OTHER</b>				
Agricultural Building	0	0	0	0
Use Certificates	8	0	25	\$7,800.00
Temporary Use	1	0	4	0
Temporary Signs	0	0	2	0
Demolition	0	0	1	\$8,000.00
Municipal	0	0	0	0
BP Extensions	0	0	12	0
BP Replacements	0	0	0	0
Transient Sales	2	0	7	0
Going Out of Business	0	0	0	0
<b>TOTAL</b>	<b>71</b>	<b>\$2,266,390.25</b>	<b>291</b>	<b>\$10,377,002.25</b>

## MS4 MONTHLY REPORT – MAY 2024

Inspection of 7 stormwater management facilities for new construction.

1. 100 Duvall Ave. – New Garage with a seepage pit.
2. 2238 Locust Ln. – Shed with a seepage bed.
3. 2825 Dove Dr. – New Patio with a seepage trench.
4. 1890 Crocus Ln. – New Patio with a seepage trench.
5. 1913 Brenda Rd. – New Patio with a seepage trench.
6. 1890 Crocus Ln. – New Shed with a seepage bed.
7. 2401 Loucks – New Shed with a seepage bed.

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 – Reviewed the financial report and payments to be disbursed, discussed Regional CBPRP BMP projects for status update and requested payment for finished projects.

Public works finished street sweeping for the season.

Public works began cleaning out inlets filled with sediment. Vacuum and flush boxes and lines.

Little Conewago Creek Project – Currently working on obtaining buffer agreements from homeowners and waiting to receive grant from FEMA. Met with several owners who said they will sign agreements. Working with Engineer to have plans revised so other two residents will be willing to sign agreements.