

**West Manchester
Township**

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

Attached for your review are the following reports:

- No Citations filed in November 2024
- List of Zoning Violation Letters issued in November 2024
- Agenda for the Planning Commission Meeting November 12, 2024
- Zoning Hearing Board Notice of Meeting Cancellation November 26, 2024
- Building Permit Recap Report for October 2024
- MS4 Monthly Report for October 2024

There were no citations filed in November 2024.

The following Violation Letters were issued in November 2024:

Norindo & Reba Evans, 3085 Goldens Path – Lighting Nuisance

Norindo & Reba Evans, 3085 Goldens Path – Permanent Sign Without a Permit

Lois & Clair Miller, 1905 Bannister Street – Shed Without a Permit.

Clark & Patricia Simmerman, 2365 Heather Road – Accumulation of Garbage or Junk Materials

**West Manchester Township
Planning Commission
November 12, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the October 8, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
- IV. New Business
 - a. **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.*
 - 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. *Review/Action.*
 - d. **T-899 Final Land Development Plan for Sheetz #255 Rebuild** – to depict the proposed demolition of the existing Sheetz store and canopies and the construction of a 6,139 square foot Sheetz store with 10 fueling positions, required parking spaces, and drive-thru facility **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the Highway Commercial and R-3 Residential Zones. The land development plan includes a sewer planning module exemption mailer proposing one (1) additional EDU for the development. *Review/Action.*
 - e. **Zoning Ordinance Text Amendment “Solar Energy Farm”** – West Manchester Township Supervisors propose a text amendment to the Zoning Ordinance §150-357.4.I Solar Energy Farms to remove it in its entirety and replace it with language to specify screening criteria for Solar Energy Farms.. *Review/Action.*
- V. Discussion
- VI. Adjourn

**West Manchester Township
Zoning Hearing Board Agenda
November 26, 2024**

NOTICE

Notice is hereby given that the regularly scheduled public hearing of the West Manchester Township Zoning Hearing Board for November 26, 2024, has been cancelled due to a lack of applications being filed.

Rachelle Sampere
Zoning Officer

BUILDING PERMIT RECAP

FOR THE MONTH OCTOBER 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	36	\$786,622.00	383	\$5,233,825.24
COMMERCIAL				
New Commercial	0	0	2	\$2,175,800.00
Improvements (Including Signs)	5	\$1,103,420.00	72	\$10,053,815.18
INDUSTRIAL				
New Industrial	0	0	0	0
Improvements (Including Signs)	0	0	10	\$6,424,617.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	6	0	43	\$7,800.00
Temporary Use	1	0	6	0
Temporary Signs	2	0	7	\$314.00
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
TOTAL	50	\$1,890,042.00	582	\$23,922,161.42

MS4 MONTHLY REPORT – OCTOBER 2024

Inspection of 8 stormwater management facilities for new construction.

1. 2100 Twin Brooks Dr. – New Patio with a seepage trench.
2. 2152 Pemberton Pl. – New Driveway addition with a seepage bed.
3. 1331 Beeler Ave. – New Shed Addition with a seepage trench.
4. 1750 Rainbow Cir. – New Shed with a seepage bed.
5. 501 S. Adams St. – New Stone Driveway with seepage bed.
6. 1737 Rainbow Cir. – New Paver Patio with seepage bed.
7. 2875 Sunset Ln. – New Patio and Shed with a seepage trench.
8. 807 Old Taxville Rd. – New Patio with a seepage trench.

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

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 for 2201 Church Rd. but found no issues. Project was approved by the Township Engineer and is under construction.