

**West Manchester
Township**
(717) 792-3505



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**West Manchester Township
Zoning Officer's Monthly Report
October 2026**

Attached for your review are the following reports:

- Zoning Violation Letters issued in October 2026
- Agenda for the Planning Commission Meeting October 6, 2026
- Zoning Hearing Board Notice October 27, 2026
- Notice to Comply Letters issued in October 2026
- Building Permit Recap Report for September 2026
- MS4 Monthly Report for September 2026
- Dangerous Building – 2009 Golden Eagle Drive

Zoning Violation Letters issued in October 2026:

Leonides Perez Torres, 2421 Emerald Ave – Chickens in Residential Zone
John Long, 2441 Emerald Ave – Chickens in Residential Zone
John Forney, 2460 Emerald Ave – Chickens in Residential Zone
Naomi Mangar, 2729 Sparrow Drive – Chickens in Residential Zone
Jonas & Annie Stolfus, Wolfs Church Road (Bairs Road Frontage) – Request for Maintenance of Dead Trees
Charles & Charissa Avery, 3070 W. Market Street – Abandoned Vehicle
Park Slope Devel Corp Tr, 1750 Loucks Road – Grass & Weeds
Jordan & Casey Anderson, 3050 W. Market Street – Boat in Front Yard

Notice to Comply Letters issued in October 2026:

Codorun Farms, Inc., 3 Hokes Mill Road – Dumping or Accumulation of Garbage, Trash, and Junk Materials

West Manchester Township
Planning Commission
October 13, 2026
AGENDA

- I. Call meeting to order
- II. Approval of minutes from September 8, 2026, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 26-09 Jenny (Allen) Deardorff** – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) which was damaged by fire by more than 75% of the market value as appraised for tax assessment purposes; variance §150-301.A.2 to allow more than 6 months (requesting 18 months) to obtain all required permits **located at 872 Stoverstown Road** (Tax Map: 15; Parcel: 0027) in the R-5 Residential Zone.
- IV. New Business
 - a. **Review Sewer Planning Module for T-909 Final Land Development Plan for BAE Building 52 BAE Systems Land and Armaments, LP** – Review a sewer planning module submitted for the final land development plan for BAE Systems Building 52 which proposes the demolition of three buildings and the construction of one replacement building **located at 1100 Bairs Road**. HRG has reviewed the sewer planning module and recommends the Planning Commission fill out the Component 4 to be forwarded to PA DEP upon approval by the Board of Supervisors. The land development plan was previously conditionally approved by the Board of Supervisors.
- V. Discussion
 - a. Noise concerns related to industrial and commercial uses in the Township.
- VI. Adjournment

West Manchester Township
Zoning Hearing Board
NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, October 27, 2026, 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 application:

ZHB Case 26-09 Jenny (Allen) Deardorff – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire more than 75% of the market value as appraised for tax assessment purposes and a variance §150-301.A.2 to allow more than 6 months (requesting 18 months) to obtain all required permits **located at 872 Stoverstown Road** (Tax Map: 15; Parcel: 0027) in the R-5 Residential 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 SEPTEMBER 2026

	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	44	\$1,083,117	332	\$5,685,992.40
COMMERCIAL				
New Commercial	0	0	3	\$10,576,326.00
Improvements (Including Signs)	7	\$40,771.00	43	\$20,299,388.00
INDUSTRIAL				
New Industrial	0	0	1	\$3,928,570.00
Improvements (Including Signs)	0	0	17	\$6,322,316.00
OTHER				
Agricultural Building	0	0	0	0
Use Certificates	1	0	28	\$5.00
Temporary Use	2	\$1,000.00	12	\$2,025.00
Temporary Signs	1	\$25.00	5	\$25.00
Demolition	0	0	12	\$1,198,850.00
Municipal	0	0	0	0
BP Extensions	0	0	9	0
BP Replacements	0	0	0	0
Transient Sales	4	0	22	0
Going Out of Business	0	0	0	0
TOTAL	59	\$1,124,913.00	484	\$48,013,467.40

MS4 MONTHLY REPORT – SEPTEMBER 18, 2026, THROUGH OCTOBER 15, 2026

Inspection of Stormwater Control Measures (SCM) Associated with New Construction

1. 3185 Ridings Way –Inspected 2- 100 gal rain barrels as the SCM for a new 12' x 14' roof over existing deck.
2. 1900 Carlisle Rd. – Inspected 2 – 10'L x 1'W x 1'D clean 2B stone trenches as the SCM for a new 39' x 4' concrete walkway.
3. 2238 Heather Rd. – Inspected a 44'L x 2'W x 3.5'D clean 2B stone trench as the SCM for a new 44'x 18' concrete patio.

Non-Compliant for Stormwater Control Measures

1954 Orange St. – Non-compliant for the SCM of the project that was initially completed without a permit. Owner obtained a permit for the project but has failed to verify that the required SCM has been installed. Owner has not returned phone calls to schedule inspection. Violation letter will be sent.

2850 Sparrow Dr. – Non-compliant for the SCM. Owner has failed to return calls to schedule inspection. Violation letter will be sent.

MS4 Permit 2026-2027

Inspector Badin along with the Zoning Department continue to educate residents daily on stormwater. We also work with residents to determine appropriate SCM's for their proposed projects.

As fall approaches I will begin working on mapping and numbering all outfalls. Currently, the township has 144 observation/outfall points. Currently, all are labeled outfalls. Once the correct determination has been made, a unique numbering system can be implemented for the outfalls. During this process, I will also be able to determine which outfalls are considered priority,

MS4 Permit Report (2025-2026)

The MS4 report was submitted to DEP on September 30, 2026. I am currently working on the binder that will be available for public review in the Township lobby.

A copy of DEP's compliance inspection is available for review. No violations were noted. Our MS4 program is currently non-compliant in that the outfalls and BMP's do not have unique identifiers. I will be working on bringing this into compliance before our next report is due in September 2027.

Training

Stormwater Inspector Badin attended an MS4 Forum presented by Lancaster Clean Water Partners. I got to see firsthand some of the stormwater projects that have been done to comply with MS4 requirements, specifically MCM 6, which are measures the Municipality takes to protect the public waterways.

Illicit Discharges

No illicit discharges to report

HAZMAT Cleanup

No HAZMAT cleanups to report