West Manchester Township
(717) 792-3505

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West Manchester Township
Zoning Officer's Monthly Report
November 2026

Attached for your review are the following reports:

- Zoning Violation Letters issued in November 2026
- Agenda for the Planning Commission Meeting November 10, 2026
- Zoning Hearing Board Notice November 24, 2026
- Building Permit Recap Report for October 2026
- MS4 Monthly Report for October 2026

Zoning Violation Letters issued in November 2026:

Scott & Stacey Stough, 2431 Log Cabin Road – Fence Without a Permit
Jeremy Kingley, 2441 Log Cabin Road – Fence Without a Permit

West Manchester Township
Planning Commission
November 10, 2026
AGENDA

I. Call meeting to order

II. Approval of minutes from October 13, 2026, Planning Commission meeting.

III. Zoning Hearing Cases

a. **ZHB Case 26-10 West York Area School District –** requests an appeal of the Zoning Officer's interpretation/determination of §150-5 Sign and §150-283 that scoreboards and shot clocks are "signs" under the Zoning Ordinance. In the alternative, requests a variance of §150-283 Permitted Permanent Signs **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space and Local Commercial Zone.

b. **ZHB Case 26-11 Colony Road Development, LLC –** requests a variance §150-176 to increase the maximum permitted height from 35 feet to a requested 46 feet for a proposed industrial building **located at 1763 Colony Road** (Tax Map: JH; 0056T) in the I-2 Light Industrial Zone.

IV. New Business

a. **SK-26-01 Sketch Plan for Culver's –** to depict a sketch plan for a proposed drive-thru restaurant located at 713 Town Center Drive (Tax Map: JH; Parcel: 0056U) in the Regional Commercial Zone. Briefing.

V. Discussion

a. Continue the discussion regarding 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, November 24, 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 applications:

ZHB Case 26-10 West York Area School District – requests an appeal of the Zoning Officer's interpretation/determination of §150-5 Sign and §150-283 that scoreboards and shot clocks are "signs" under the Zoning Ordinance. In the alternative, requests a variance of §150-283 Permitted Permanent Signs **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space and Local Commercial Zone.

ZHB Case 26-11 Colony Road Development, LLC – requests a variance §150-176 to increase the maximum permitted height from 35 feet to a requested 46 feet for a proposed industrial building **located at 1763 Colony Road** (Tax Map: JH; 0056T) in the I-2 Light Industrial 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 OCTOBER 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	38	$487.552.67	370	$6,173,545.07
COMMERCIAL				
New Commercial	1	2,000,000.00	4	$12,576,326
Improvements (Including Signs)	17	$3,518,568.00	60	$23,817,956
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	3	0	31	$5.00
Temporary Use	2	0	14	$2,025.00
Temporary Signs	0	0	5	$25.00
Demolition	0	0	12	$1,198,850
Municipal	0	0	0	0
BP Extensions	0	0	9	0
BP Replacements	0	0	0	0
Transient Sales	0	0	22	0
Going Out of Business	0	0	0	0
TOTAL	**61**	**$6,006,120.67**	**545**	**$54,019,618.07**