

**MANCHESTER TOWNSHIP**  
**3200 Farmtrail Road**  
**York, PA 17406-5699**

**FOR OFFICE USE ONLY**

Application # \_\_\_\_\_

Date of Hearing \_\_\_\_\_

Time of Hearing \_\_\_\_\_

**CONTINUED HEARING**

Date of Hearing \_\_\_\_\_

Time of Hearing \_\_\_\_\_

**APPLICATION FOR ZONING HEARING**

1. **Applicant's Name** Faith Bible Fellowship Church of York \_\_\_\_\_

**Address:** 675 Woodland View Drive, York PA 17406 \_\_\_\_\_

**E-mail Address:** hgemmill@mcneeslaw.com **Phone Number:** 717-571-8440 \_\_\_\_\_

2. **Property Owner's Name:** Faith Bible Fellowship Church of York \_\_\_\_\_

**Address:** 675 Woodland View Drive, York PA 17406 \_\_\_\_\_

3. **Property Location** 675 Woodland View Drive, York PA 17406 \_\_\_\_\_

4. **Zoning District** RL **UPI #** 36-00-KI-0225.B0-00000 \_\_\_\_\_

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and, in the plans, submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

*Robert L. Gemmill*

Deacon

**Signature of Applicant / Authorized Representative**

**Date** 5/13/2026

**OFFICE USE ONLY BELOW THIS LINE**

Date Application Received \_\_\_\_\_

Property Posted \_\_\_\_\_

Date Application Fee Received \_\_\_\_\_

Certified to ZHB	Date	_____
Newspaper Advertisement of Hearing	Date	_____
Notice Mailed to Twp. Supervisors & ZHB	Date	_____
Notice Mailed to Applicant & Adjacent Property Owners	Date	_____
Application Withdrawn	Date	_____
Hearing Held	Date	_____
Planning Commission Review	Date	_____
Continued Hearing Held	Date	_____
Permit (GRANTED / REFUSED)	Date	_____

Conditions for Approval \_\_\_\_\_

5. **Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER:** \_\_\_\_\_

Applicant seeks a special exception under Sec. 27-1256 of the Zoning Ordinance to replace the existing identification signage with a Changeable Electronic Variable Message Sign (CEVMS). If necessary, Applicant seeks a variance under Sec. 27-1256.7.A and 27-1408 Att. 9 to maintain existing 4' by 8' two-sign face V configuration.

6. **Description of Proposed Work and Use:** Replace existing 4' by 8' signs (in V configuration) with new 4' by 8' signs (in V configuration) with a portion of new signs being two 2' by 8' CEVMS.  
Existing sign supports will be used. See attached photos of existing signage and new sign rendering.

7. **Existing Use of Land / Buildings:** Church

8. **Number of Proposed Buildings / Structures:** \_\_\_\_\_ **And:** \_\_\_\_\_

a	Height of Building / Structures	Feet	Stories
b	Type of Construction		
c	Number of Families / Dwelling Units		
d	Habitable Floor Area for Each Dwelling Unit		
e	If Mobile Home, Title Holder's Name / Address		

9. **Off Street Parking Spaces:**

a	Required	b.	Proposed

10. **Water System:** (check a, b or c)

a	Public	Company Name
b	On-Site Well	c Other (Specify )

11. **Sewage System:** (check a, b or c)

a	Public	c. Other
b	On-Site	Penn DEP Approved #

12. **Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.**

13. **Please attach a complete list of property owners within 300 feet.** (Please include homeowners' names, address, tax map and parcel number.)

14. **Please attach a detailed site plan.** (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.)

**The application is not considered complete without items 13 & 14.**

**FOR SPECIAL EXCEPTION APPLICATIONS ONLY** (must answer all questions) (additional sheets may be used)

**15. The applicant alleges that the proposed Special Exception use:**

**a) Would be in harmony with the character of the neighborhood because:** (How will what I want to do fit in my neighborhood)

The CEVMS will be in harmony with the character of the neighborhood as it will replace existing signs with modern, internally lit signs.

**b) Would not be detrimental to the properties or persons in the neighborhood because:**

The CEVMS will comply with all requirements of Section 27-1256 of the Ordinance, will not cause a distraction to traffic, and will not shed light on any other property.

**c) If the special exception is granted, show how the provisions of Section 27-1204, 27-1256 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)**

The CEVMS will be controlled by software that can be set to meet all of the requirements of Section 27-1256. The CEVMS signage will be the same size as the existing signage. No flashing, animation, scrolling, or video will be displayed. The CEVMS will not approximate a traffic control device. The CEVMS will have sensors to reduce the intensity of the light on the sign based on the surrounding light. The only messages displayed will be related to the church. Time and temperature will be displayed and message timing changes will comply with Section 27-1256. The location of the CEVMS will be at the location of the existing sign and is in harmony with the zone. The CEVMS will not increase traffic congestion or encourage commercial or industrial traffic. The CEVMS will not change the character of the neighborhood and will not be more objectionable to nearby properties than the existing signage.

**FOR VARIANCE APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)**

**16. The applicant believes the variance should be granted because:**

- a) Applicant is unable to make reasonable use of his property or conform to strict application of the Zoning Ordinance because: (Why can't you use the property as it is?)

To the extent a variance is needed for two CEVMS signs in the same V configuration with the same dimensions as the existing signs, two signs are needed in a V configuration due to the curvature of Woodland View Drive. The size and V configuration facilitate viewing the signage easily from either direction of travel while drivers navigate the curve.

- b) The unnecessary hardship on your property is: (must be able to prove all of the items below)

- ( X ) The result of application of the Manchester Township Zoning Ordinance
- ( X ) Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of lot or the topography of the lot
- ( X ) Not financial in nature
- ( X ) Not self-created

- c) The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties for the following reasons: (for example: Why is this not harmful to the neighbors?)

The CEVMS signage simply replaces existing non-CEVMS signage.

- d) The variance requested represents the minimum variance that will afford relief for the following reasons: (for example: Why does what you want to build have to be the size shown?)

Two signs of the same existing 4' x 8' size in a V-configuration is the minimum number and size of signs needed to facilitate identification of the church from both directions of travel on Woodland View Drive. Maintaining the existing size allows reuse of the existing support columns.



List of Property Owners within 300 Feet of Church Property Lines

1. Robert A. Rishel and Kay L. Rishel  
685 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-KI-0225.C0-00000
2. James C. Holmgren and Tina M. Holmgren  
700 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-KI-0228.C0-00000
3. Scott P. Ball and Alison L Ball  
741 Chesterbrook Drive  
York, PA 17406  
Tax Parcel #: 36-000-31-0001.00-00000
4. Tran Khanh Hoang  
735 Chesterbrook Drive  
York, PA 17406  
Tax Parcel #: 36-000-31-0002.00-00000
5. Eli D. Blagg, III and Lorraine N. Blagg  
723 Chesterbrook Drive  
York, PA 17406  
Tax Parcel #: 36-000-31-0003.00-00000
6. William M. Palko  
715 Chesterbrook Drive  
York, PA 17406  
Tax Parcel #: 36-000-31-0004.00-00000
7. Daniel J. Hoff and Robin A. Hoff  
700 Chesterbrook Drive  
York, PA 17406  
Tax Parcel #: 36-000-31-0005.00-00000
8. Neil B. and Rachel A. Glatfelter  
600 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-10-0008.00-00000
9. Jeffrey W. Poet  
2495 Friesian Road  
York, PA 17406  
Tax Parcel #: 36-000-10-0051.00-00000

10. Christopher Rosner and Suzan L. Rosner  
2485 Friesian Road  
York, PA 17406  
Tax Parcel #: 36-000-10-0050.00-00000
11. James R. Tawney  
2486 Friesian Road  
York, PA 17406  
Tax Parcel #: 36-000-10-0009.00-00000
12. Erin R. Lippard  
580 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-10-0007.00-00000
13. Gwen A. Gemmill  
655 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0110.00-00000
14. Yvonne M. Schnacke and Ronald Schnacke  
601 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0109.00-00000
15. Robert H. Wolf  
595 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0108.00-00000
16. Sheila J. Miller and Melody E. Hoffman  
585 Woodland View Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0107.00-00000
17. Keith Glatfelter  
2501 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0059.00-00000
18. John A. Dellinger and Janice Dellinger  
2405 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0060.00-00000

19. Daniel L. West  
2411 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0061.00-00000
20. Eugene Petroshuk and Patricia Petroshuk  
2651 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0081.00-00000
21. Edward M. Ramer and Sandra L. Ramer  
2701 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0082.00-00000
22. Gorman W. Folcomer IV and Theresa L. Folcomer  
2751 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0083.00-00000
23. Scott R. Blake  
2765 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0201.00-00000
24. Adam Flinchbaugh  
2775 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0202.00-00000
25. James S. Crager and Tinamarie Crager  
2805 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0203.00-00000
26. Zane T. Altland and Kop Phyhany  
2815 Haymeadow Drive  
York, PA 17406  
Tax Parcel #: 36-000-03-0204.00-00000
27. Nathan A. Fisher and Dana M. Brienza Fisher  
712 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0016.00-00000

28. Troy E. Yerger and Cheryl A. Yerger  
718 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0015.00-00000
29. Bradley Myers and Michele Myers  
724 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0014.00-00000
30. Patrick Thompson and Andrea Thompson  
730 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0013.00-00000
31. Daniel W. Arnold and Jami L. Arnold  
736 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0012.00-00000
32. He Zengguang and Liu Alian  
742 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0011.00-00000
33. Ryan C. Griffith and Brittany L Griffith  
748 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0010.00-00000
34. Tommy John Seifert  
754 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0009.00-00000
35. Jarad Liwosz and Kristen Grazul  
760 Rishel Drive  
York, PA 17406  
Tax Parcel #: 36-000-49-0008.00-00000
36. Township of Manchester  
3200 Farmtrail Road  
York, PA 17406-5699  
Tax Parcel #: 36-000-49-0164.00-00000





**FAITH**  
**BIBLE FELLOWSHIP**  
675 WOODLAND VIEW DRIVE 717-846-7749  
ALL ARE WELCOME  
SUNDAY SERVICE 10:30 AM  
FAITHBFYORK.ORG



**FAITH**  
**BIBLE FELLOWSHIP**  
675 WOODLAND VIEW DRIVE 717-846-7749

ALL ARE WELCOME  
SUNDAY SERVICE 10:30 AM  
FAITHBFCYORK.ORG





Client:  
Faith Bible Fellowship Church  
of York, Pa.



VEHICLE WRAP NOTES:  
Please note: Digitally printed wraps do not allow for changes to elements once they are produced. Any changes will require re-printing and additional charges.

PLEASE CHECK ONE

- APPROVED - NO CHANGES**
- APPROVED - WITH CHANGES**
- CHANGES MADE - RESEND**

All Stop n Go Signs drawings shall act as the control document. Stop n Go Signs reserves the right to revise pricing based on any revisions to the original specifications. Stop n Go Signs does not accept "Approved as noted".

The layout(s) / Design(s) are herein reserved to Stop n Go Signs and may not be used without its written permission. The original artwork is protected under Federal Copyright Laws. Make no reproductions.

X *Helen L. Gemmill*

Approved (Sign Here)  
~~REQUIRED TO PROCEED~~

Name: Helen L. Gemmill

Date: 2 / 27 / 2026

Proof generated:  
11/11/2025 6:35:05 PM

— Panel or graphic cut line LINE WILL NOT PRINT

OFFICE USE ONLY

**Stop n Go Signs, Inc.**

18 Lenker Avenue  
 Selinsgrove, PA 17870  
 Ph: (570) 374-3939  
 FAX: (866) 376-9982  
 Email: corey@stopngosigns.com  
 Web: http://www.stopngosigns.com



<b>Created Date:</b>	11/12/2025 12:05:33PM	<b>Prepared For:</b>	Faith Bible Fellowship Church
<b>Salesperson:</b>	House Account	<b>Contact:</b>	Helen Gemmill, Deacon
<b>Email:</b>	corey@stopngosigns.com	<b>Cell Phone:</b>	(717) 571-8440
<b>Office Phone:</b>	(570) 374-3939	<b>Email:</b>	hgemmill@verizon.net
<b>Office Fax:</b>	(866) 376-9982	<b>Address:</b>	675 Woodland View Drive
<b>Entered by:</b>	Corey Kappen		York, PA 17406

**Description: EXT | York, PA - 675 Woodland View Drive | (2) Single Sided Illuminated signs with 2'x8' 9mm EMC (Electronic Message Center) | Installation included | 4'x8' OAS Signs**

Dear Helen Gemmill,

Thank you for allowing us to provide you with an Estimate for this product. Please let us know if you have any questions about this. Give us a call at (570) 374-3939 and we look forward to helping you with this project.

Best Regards,

House Account

Stop n Go Signs  
 18 Lenker Ave.  
 Selinsgrove, PA 17870

p: (570) 374-3939 | f: (866) 376-9982

e: corey@stopngosigns.com | web: www.stopngosigns.com

Please note: if installation is not listed on this estimate, it is not included.

\*\* Did you know.....Stop n Go Signs, Inc. also specializes in Sales, Production, Service, and Installation of all types of electrical and lit signs INCLUDING LED AND NEON! We also service and repair Parking Lot lighting. Contact one of our Customer Service Representatives for more information or to request service.

Your unlit sign is costing you money! CALL TODAY!

		Quantity	Unit Price	Subtotal
<b>1</b>	<b>Product:</b> Misc <b>Description:</b> 4'x8' Single Sided Illuminated Signs  - Cabinet Color (TBD) - Single Sided - Layout (TBD) - Push thru lettering and Logo - LED Illumination  • 2 Ea., 4'x8' Single Sided Illuminated Signs	2	\$4,249.38	\$8,498.76

		Quantity
<b>1.A</b>	<b>Product:</b> Misc <b>Description:</b> Mounting Hardware  • 4 Ea., Mounting Hardware	



**Stop n Go Signs, Inc.**  
 18 Lenker Avenue  
 Selinsgrove, PA 17870  
 Ph: (570) 374-3939  
 FAX: (866) 376-9982  
 Email: corey@stopngosigns.com  
 Web: http://www.stopngosigns.com

**Quantity**

**1.A.1**

**Product:** Installation of Non-Electric Signs

**Description:** Installations

- Removal and disposal of existing signs
- Installation of (2) Illuminated signs
- Test and cleanup

\*software training by others

- 7 hr of Install Time.
- Using a Crew of 3 Personnel.
- 3.25 hr of Travel Time.

**Quantity**

**Unit Price**

**Subtotal**

**2**

**Product:** Misc

2

\$7,750.00

\$15,500.00

**Description:** EMC (Electronic Message Center)

- Resolution : 64 x 256 pixels
- 9mm pitch
- ScreenHub Software for life of the sign
- Tech Support & ScreenHub Training (life of the sign)
- 5 year hardware warranty

- 2 Ea., 2'x8' EMC 9mm

1521

**Faith Bible Fellowship Church of York**

675 Woodland View Drive  
York, PA 17406

FULTON BANK, NA  
60-142/313

03/10/2026

PAY TO THE  
ORDER OF

Manchester Township

\$ \*\*650.00

Six hundred fifty and 00/100

DOLLARS

PROTECTED AGAINST FRAUD

Manchester Township  
3200 Farmtrail Road  
York, PA 17406-5699



MEMO

*John L. Smith*

MP

⑈001521⑈ ⑆031301422⑆ 0007307641⑈

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