

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 24-09
Date of Hearing June 5, 24
Time of Hearing 6:00pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

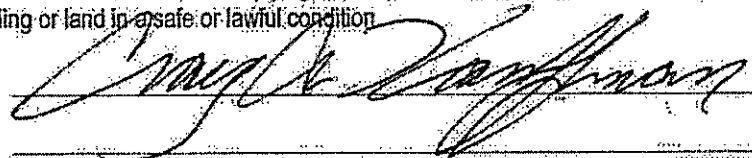
APPLICATION FOR ZONING HEARING

1. Applicant's Name CRAIG A. KAUFFMAN CA KAUFFMAN
Address: 6 S. KEESLEY ST
YORK PA 17402 Phone Number _____
2. Property Owner's Name: RAYMOND & RUTH VILLEREAL
Address: 599 CHURCH RD YORK PA 17404
3. Property Location 599 CHURCH RD YORK PA 17404
4. Zoning District _____ UPI# _____

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.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.



Signature of Applicant / Authorized Representative

Date 4-18-24

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____	Property Posted _____
Date Application Fee Received _____	
Certified to ZHB _____	Date _____
Newspaper Advertisement of Hearing _____	Date _____ 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Application Withdrawn _____	Date _____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: 27-1112

REQUEST FOR EXCEPTION TO TURN THE EXISTING OFFICES IN THE 1ST FLR OF THE BARN INTO INLAW QUATERS/ RES. BY DOING SO THIS WOULD CREATE A 2ND RES. ON ONE TRACK

6. Description of Proposed Work and Use: REMODEL 1ST FLR OFFICES IN BARN. ADDING A BATHRM AND FULL KITCHEN (RECONFIG LAYOUT). THE BARN 1ST FLR WILL BECOME A COMPLETE LIVING SPACE W/ 2 BEDROOMS

7. Existing Use of Land / Buildings: BARN/OFFICES THE 1ST FLR IS CURRENTLY FINISHED OFFICE SPACE

8. Number of Proposed Buildings / Structures: NONE / 0 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: THE RES. ALREADY HAS AMPLE SPACES PLUS THE AREA IN FRONT OF THE BARN IS STONE

- | | | | |
|---|----------|---|----------|
| a | Required | b | Proposed |
|---|----------|---|----------|

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

- | | | |
|---|--|--------------------|
| a | Public | Company Name |
| b | On-Site Well <input checked="" type="checkbox"/> | c Other (Specify) |

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

- | | | | |
|---|--|-------------------------------------|----------|
| a | Public <input checked="" type="checkbox"/> | PROPOSE TO TIE IN TO MAIN RES. LINE | 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 EXISTING BUILDING WILL NOT BE ALTERED EXCEPT FOR REPLACING THE EXISTING WINDOWS AND DOORS ON THE FRONT 1ST FLR FACADE. THE PROPOSED REPLACEMENTS WILL BE MORE IN KEEPING WITH THE PERIOD OF THE BARN THEN THE EXISTING 60'S UNITS & SIDING

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

THE BARN/OFFICES HAVE BEEN USED AS A BUSINESS/OFFICES OVER 7 DECADES. BY CHANGING IT TO RES. IT WILL FIT WITH THE SURROUNDING USE/NEIGHBORHOOD. LESS DAY TIME ACTIVITY AND VEHICLES.

c) If the special exception is granted, show how the provisions of Section 27-112 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

IF GRANTED THE EXCEPTION ~~WILL~~ I WILL MAKE APPLICATION FOR PERMIT AND FOLLOW ALL REQ. AND INSPECTIONS TO CREATE A DESIRABLE OUTCOME FOR THE TOWNSHIP AND MY CLIENT.

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?)**

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

- () The result of application of the Manchester Township Zoning Ordinance
() 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
() Not financial in nature
() 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?)**

- 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?)**

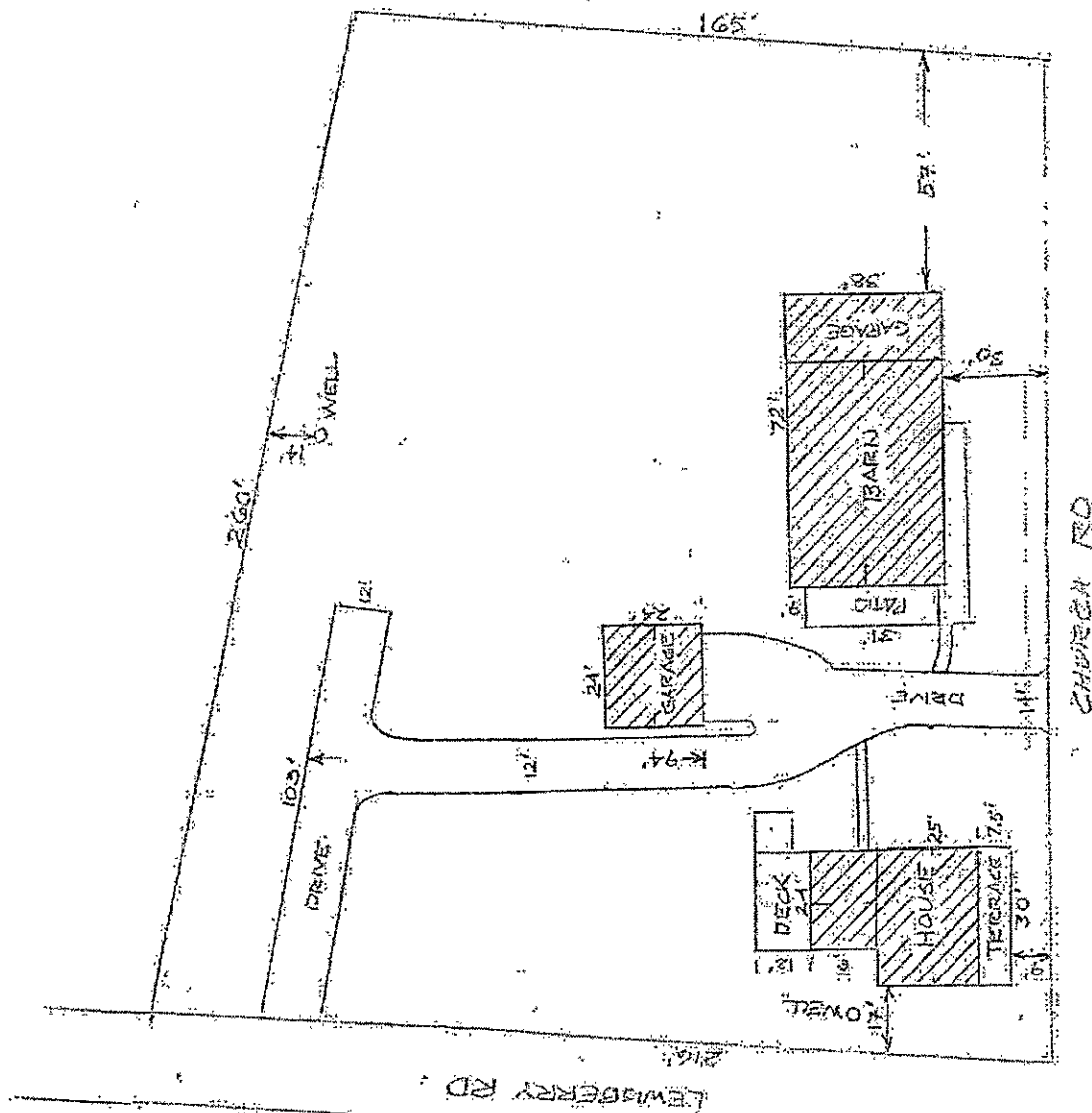
7 township: 1

[illegible]

PLOT PLAN

599 CHURCH RD.

VILLEREAU RES. SCALE 1"=30'



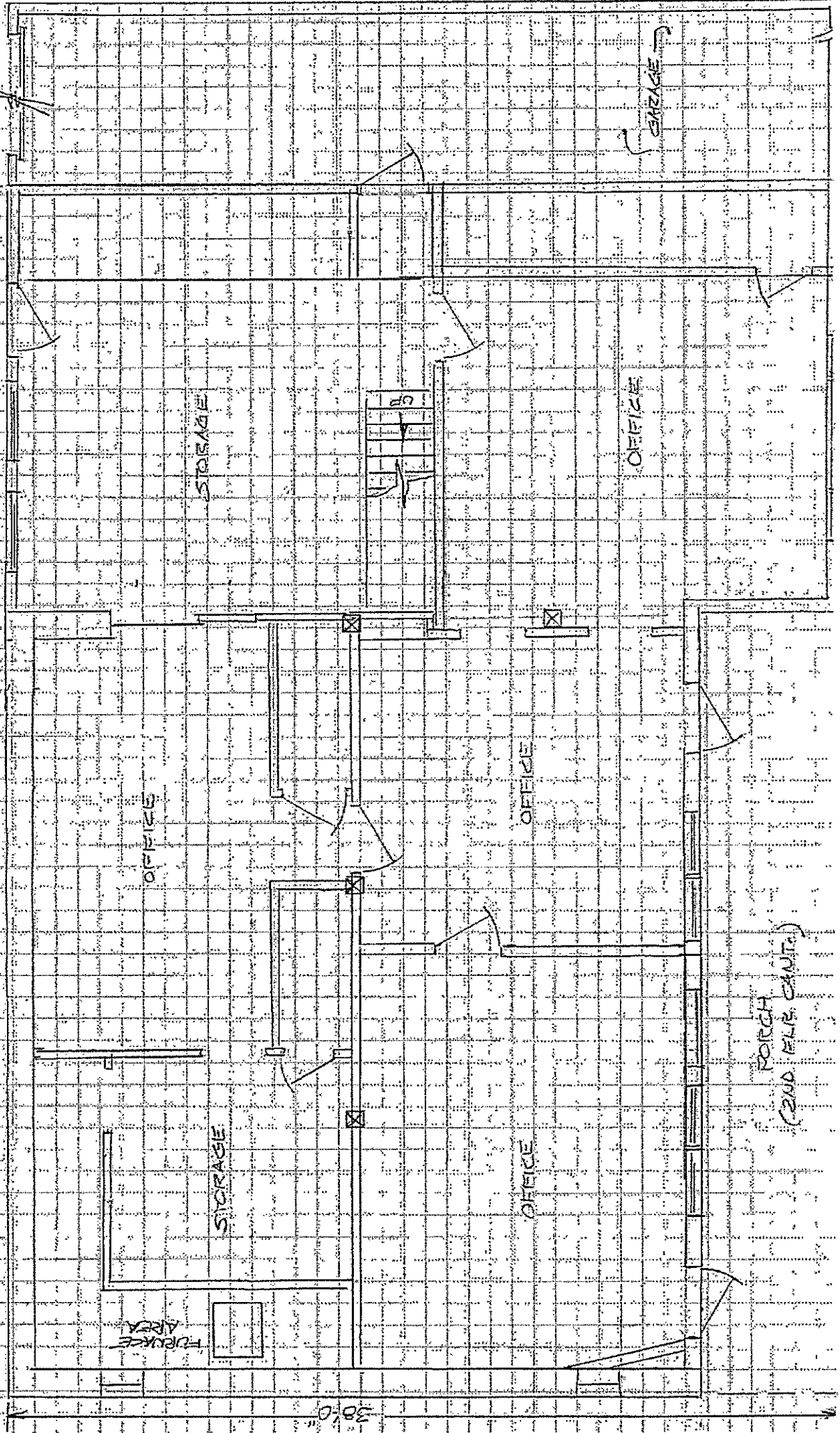
EXISTING FLOOR PLAN
599 CHURCH RD

VIRREACH KES
SCALE 1/4" = 1'-0"

6'-0"

56'-0"

38'-0"



MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 24-10
Date of Hearing June 5, 2024
Time of Hearing 6:00 pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name John W. Trone, Trone Outdoor Advertising
Address: 1345 Abbottstown Pike,
Hanover, PA 17331 Phone Number _____
2. Property Owner's Name: 3620 LLC, c/o Glen Rexroth
Address: 207 Redco Avenue, Suit 1A, Red Lion, PA 17356
3. Property Location 3620 N. George St., York, PA 17406
4. Zoning District Industrial UPI # 36000 LI 00 29 J0

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.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

John W. Trone, President

Signature of Applicant / Authorized Representative

Date 4/18/24

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____	Property Posted _____
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Conditions for Approval _____	

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

Digital Billboards require a Special Exception approval, see:
 QP-1256 & 97-1406

6. Description of Proposed Work and Use:

Install 2-10'x30' Digital Signs,
 located back to back on a unipole Structure.

7. Existing Use of Land / Buildings:

Tractor Trailer Storage

8. Number of Proposed Buildings / Structures:

one

And:

a Height of Building / Structures / Sign

37' Feet

Stories

b Type of Construction

install one unipole Structure, with 2 sign Faces

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

NA

b.

Proposed

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

a Public

NA

Company Name

b On-Site Well

NA

c Other (Specify

)

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

a Public

NA

c. Other

b On-Site

NA

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 sign will not interfere with any of the neighbors.
The sign will provide local news, ambulance alerts and other
non-profit messages, and local advertisers.

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

The property is being used for tractor trailer storage. The
adjoining properties are zoned Industrial.

c) If the special exception is granted, show how the provisions of Section 1408 + of the Zoning
Ordinance will be met. (Please attach a separate sheet of paper as needed.) 27-1256

The sign will be 10'x30', 300 SF as allowed.
The setback will be 37' the same as the height of the sign.

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?)

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

- ☐) The result of application of the Manchester Township Zoning Ordinance
☐) 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
☐) Not financial in nature
☐) 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?)**

- 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?)**

- 17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:**

a. The applicant is hereby appealing: (may use additional sheets if necessary)

The following decision of the zoning officer :

The following enforcement action of the township:

b. The applicant does not agree with the decision of the zoning officer or the enforcement action of the township for the following reasons: (may use additional sheets if necessary)

#13 PROPERTY OWNERS WITHIN 300 FEET

PARCEL #	OWNER NAME	ADDRESS
26-000-LI-0028.00-00000	KAIN GEORGE HAY III	3591 LIVERPOOL PIKE, EMIGSVILLE, PA 17318
26-000-LI-0029.00-00000	RUMBURG OWEN & DELILAH	3775 N GEORGE ST, MANCHESTER, PA 17345
26-000-LI-0030.00-00000	KOHR GEORGE STEPHEN & SUE ELLEN	475 SHADY LANE, MANCHESTER, PA 17345
26-000-LI-0037.V0-00000	BRICKYARD INDUSTRIAL PARK ASSOCIATION	STEAMBOAT BLVD, MANCHESTER, PA 17345
36-000-LI-0029.H0-00000	PENN WASTE PROP HOLDINGS LLC	3625 MIA BRAE DRIVE, YORK, PA 17406
36-000-LI-0029.M0-00000	SVH PROPERTIES LLC	110 MORGAN LANE, YORK, PA 17406
36-000-LI-0029.S0-00000	3625 MIA BRAE LP	145 MORGAN LANE, YORK, PA 17406

March 27, 2024

Subject: Watchfire LED Billboard Sign Brightness & Capabilities

Brightness Levels: The brightness level of all Watchfire digital billboards is pre-set at the factory not to exceed 5,000 NITS during daytime operation and 300 NITS during nighttime operation. These settings are compliant with standards as established by the Outdoor Advertising Association of America (OAAA). Both day-and-night maximum brightness is capped via software and cannot be brightened in the field.

A NIT is a measure of luminance and normally used to express the brightness of LEDs. LED sign brightness is commonly converted from NITS to foot-candles. Foot-candle measurements are generally taken at night from a distance of 100 feet or more. Watchfire billboard displays will not illuminate more than 0.3 foot-candles above ambient light when measured at night at a specified distance.

Automatic Dimming Capability: All Watchfire digital billboards automatically adjust their brightness as ambient light levels change. A 100-step photocell automatically and immediately adjusts the sign's light levels during storms and at dusk. At night, the LED operates at approximately 4% of its' daytime maximum brightness. The night time percentage varies based on ambient light conditions. A billboard operator can adjust the billboard to run dimmer than the standard established by the factory, but not brighter. Watchfire digital billboards also employ a software photocell which adjusts the day and night brightness levels based on the billboard's coordinates. This acts as a backup should the hardware photocell fail.

Hold Time: The hold time for an advertisement is controlled by the billboard operator and can be adjusted to standards established by local regulation. Most require an ad to hold for a minimum of 6-8 seconds. Tests run by the OAAA indicate a dwell time of 8 seconds is optimum for conveying the information in an advertisement in a safe manner. Watchfire billboards have no animation, flashing, or scintillating capabilities and can only display static messages at the preset dwell times.

Transition settings: All Watchfire billboards are designed to change from one ad to the next instantaneously. This cannot be changed by the billboard operator. The boards have no transition capabilities between slides such as slide-ins or slide outs similar to PowerPoint type presentations.

I hope this information has been of assistance. If you have questions or need more information please do not hesitate to contact me.

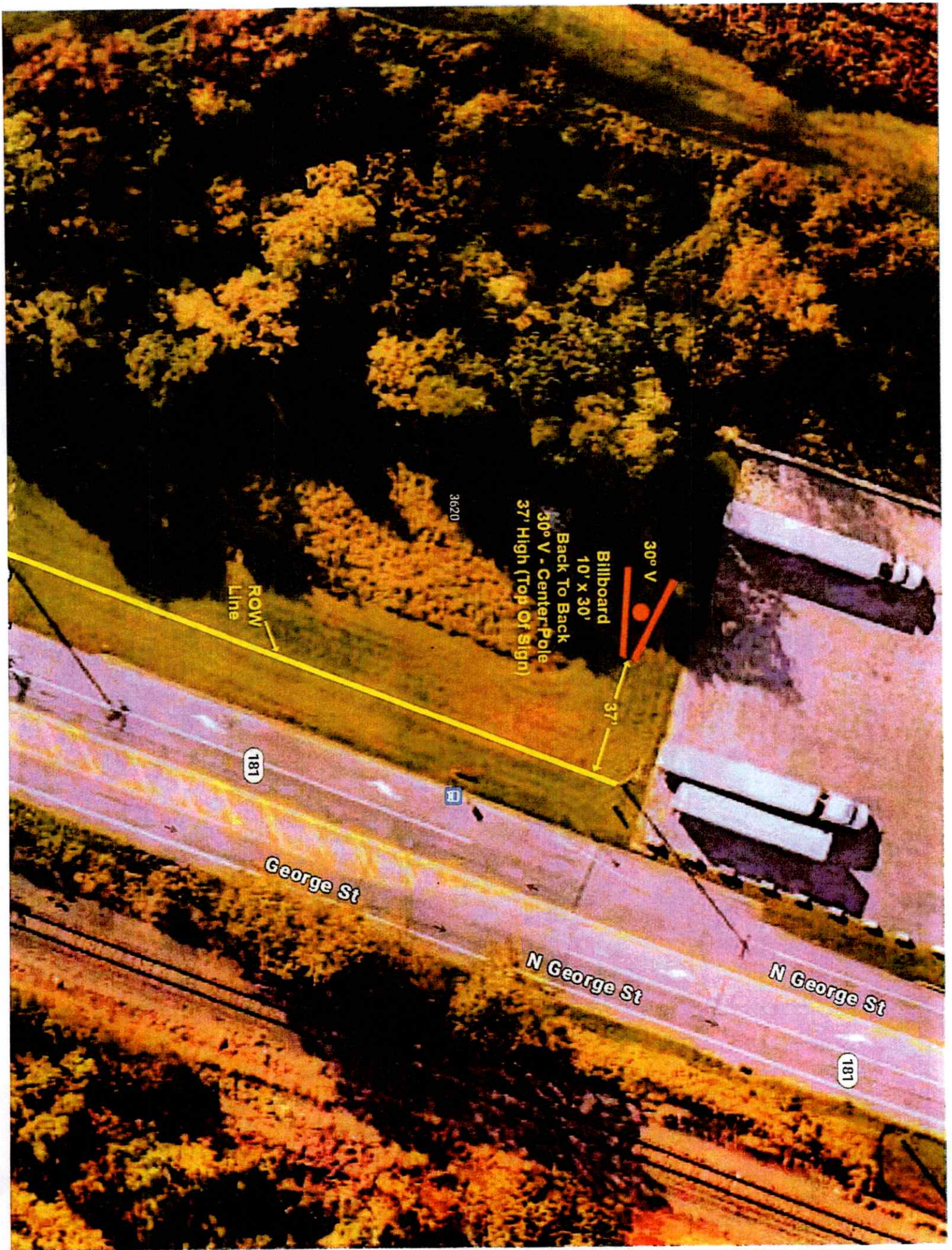
Thank you,

Ray Digby

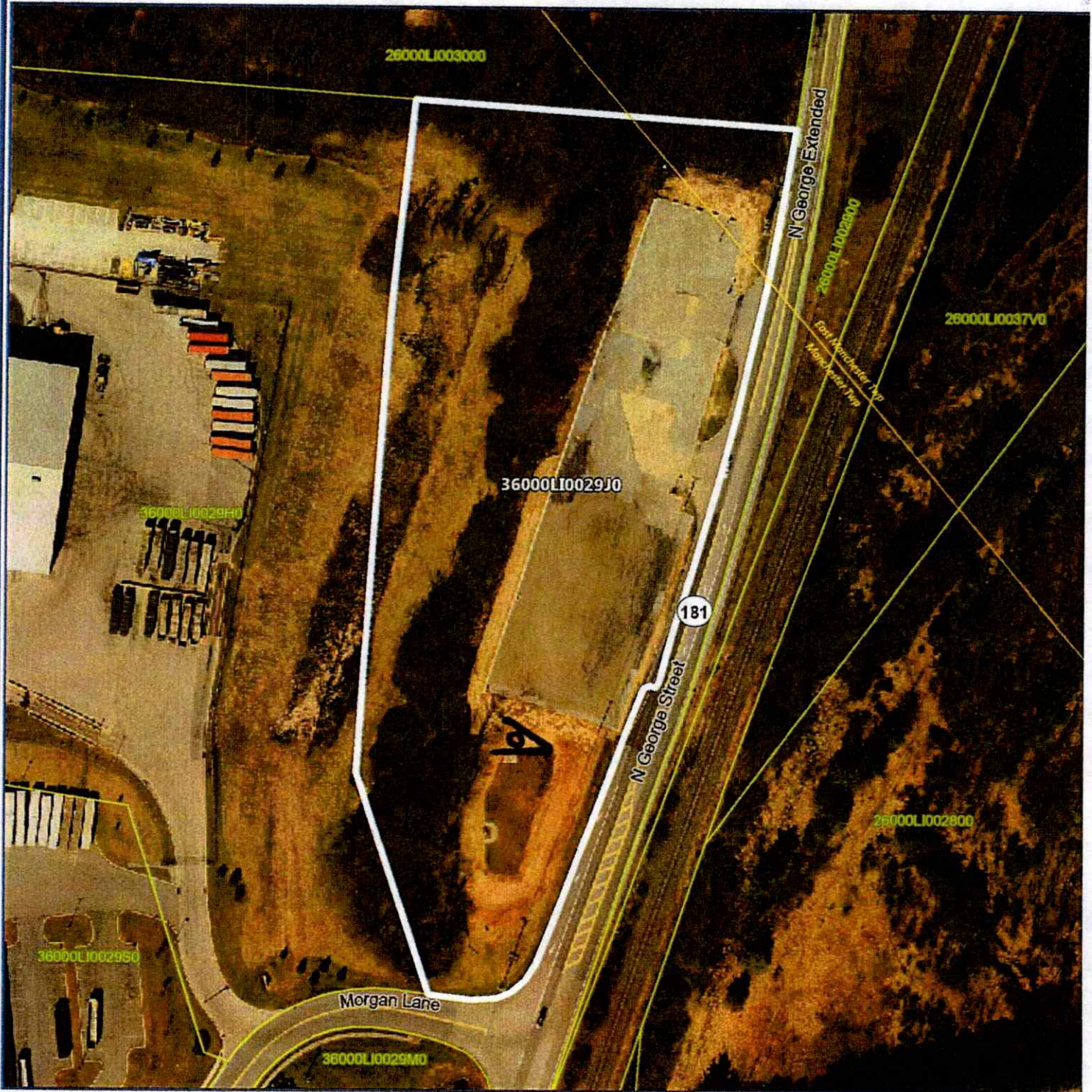
rav.digby@watchfiresigns.com

Phone: (800) 637-2645

Fax: (217) 442-1020 | watchfiresigns.com



Parcel - 36000LI0029J0000000



Owner - 3620 LLC

Property Address - 3620 N GEORGE ST

Tax Municipality - Manchester Twp

School District - Central School District

Class - Industrial

Land Use - I - Industrial Auxiliary

Acres - 5.11

Assessed Land Value - \$ 158,000

Assessed Building Value - \$ 6,750

Assessed Total Value - \$ 164,750

Sale Date - Sep. 16, 2021

0 200
Feet
1 inch = 150 ft 1:1,800

Legend

- Selected Parcel
- Parcels
- Municipal Boundary

Layers should not be used at
scales larger than 1:2400
(Note: Piratation will occur
at scales 1" = below 200 Ft.)

Inset Map



Disclaimer:
The York County Planning Commission
Geographic Information System data and/or data

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2024-11
Date of Hearing June 5, 24
Time of Hearing 6:00 pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Long, Brian
Address: P.O. Box 963 Dallas, PA 17313

Phone Number _____

2. Property Owner's Name: Ron Wenglay II
Address: 2500 N George St

3. Property Location: 2500 N George St

4. Zoning District _____ UPI # _____

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.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

[Signature]
Signature of Applicant / Authorized Representative

Date _____

OFFICE USE ONLY BELOW THIS LINE

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Continued Hearing Held _____	Date _____
Permit (GRANTED / REFUSED) _____	Date _____
Conditions for Approval _____	

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)

- Existing business with sign
- multiple other businesses utilize EMB's

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

Existing commercial application similar to several other businesses already utilizing EMB's

c) If the special exception is granted, show how the provisions of Section 27.1250 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

Per included drawing the existing signage will be removed and replaced with a new much cleaner display

17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

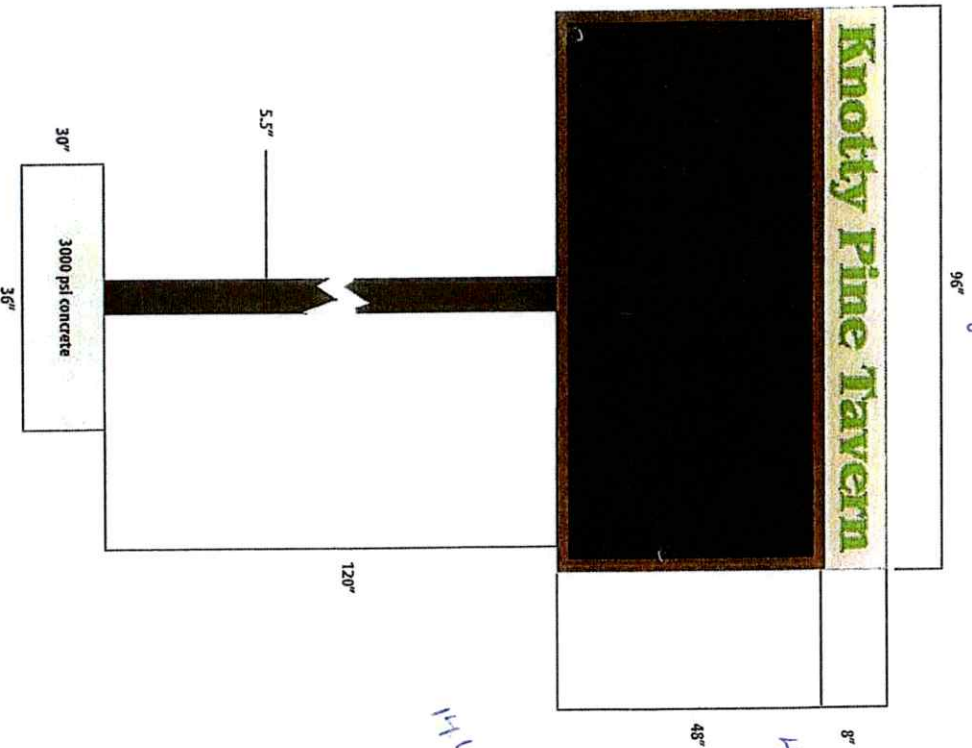
a. The applicant is hereby appealing: (may use additional sheets if necessary)

The following decision of the zoning officer :

The following enforcement action of the township:

b. The applicant does not agree with the decision of the zoning officer or the enforcement action of the township for the following reasons: (may use additional sheets if necessary)

Knotty Pine Tavern - Electronic Message Board



<p>(717) 246-2376 1-800-451-2575 FAX (717) 244-8310 280 N. Park St. - P.O. Box 403 Dallastown, PA 17313 UL # E123795</p>	
Date:	8-18-22
Client:	Knotty Pine Tavern
Location:	York, PA
Drawn By:	wid
Revision/Submittal:	
Notes:	Preliminary 1
<p>APPROVAL</p> <p><input type="checkbox"/> APPROVED AS IS - No Changes</p> <p><input type="checkbox"/> Approved with changes noted</p> <p><input type="checkbox"/> NOT Approved-Revise and Resubmit</p> <p><input checked="" type="checkbox"/> _____ X</p> <p>INFORMATION SHOWN ON THIS DRAWING IS PROPRIETARY AND THE SOLE PROPERTY OF ALPINE SIGN & LIGHTING INC. AND IS NOT TO BE REPRODUCED, DISCLOSED OR TRANSMITTED TO OTHERS FOR ANY PURPOSE NOT AUTHORIZED BY ALPINE SIGN & LIGHTING</p>	

MANCHESTER TOWNSHIP
3200 Farmtrall Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2024-12
Date of Hearing 6-5-24
Time of Hearing 6:00pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Scannel Properties #691, LLC

Address: 8801 River Crossing Blvd., Suite 300

Indianapolis, IN 46240

Phone Number

2. Property Owner's Name: Same

Address:

3. Property Location 85 Church Road (Parcels 1.K and 61.A)

4. Zoning District I - Industrial District


36-000-LI-0001.K0-00000

UPI# 36-000-LI-0061.A0-00000

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.

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Signature of Applicant's Authorized Representative

Date May 15, 2024

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____
Date Application Fee Received _____

Property Posted _____

Certified to ZHB	Date
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Permit (GRANTED / REFUSED)	Date

Conditions for Approval _____

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

Section 27-1502.G which requires Industrial, wholesale and warehousing establishments provide a minimum of 1 parking space for each employee on the two largest shifts but not less than 1 space per 1,000 s.f. of gross floor area. Special Exception is requested to reduce the required parking from 159 spaces to 106 due the proposed use not requiring 159 spaces.

6. Description of Proposed Work and Use: Construction of a new 158,760 s.f. Industrial building and associated site improvements.7. Existing Use of Land / Buildings: Single-family dwelling and vacant land8. Number of Proposed Buildings / Structures: 1 proposed industrial building And:

a Height of Building / Structures <50' Feet 1 Stories

b Type of Construction Proposed industrial building will be standard construction

c Number of Families / Dwelling Units 0

d Habitable Floor Area for Each Dwelling Unit 0

e If Mobile Home, Title Holder's Name / Address N/A

9. Off Street Parking Spaces:

a Required 159

b. Proposed 106

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

Company Name York Water Company

b ☐ On-Site Wellc ☐ 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)

See attached narrative.

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

See attached narrative.

c) If the special exception is granted, show how the provisions of Section 27-1502.C of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

See attached narrative.

