

The Peach Bottom Township **Planning Commission** met on **September 18, 2008** at 7:15 p.m. in the Recreation Center. Members present D. Arnold, S. McConnell, W. Carter, D. Welker, B. Hushon and D. Stewart.

A **motion** was made to accept the minutes as presented by D. Stewart & 2<sup>nd</sup> by W. Carter vote 5/0

Attorney Malone letter dated August 25, 2008

“Please be advised that in January 1976 the Wises owned Parcels 7, 7D, and 7E as shown on York County Tax Map BO. The tract being more than seven and less than thirty acres, it was entitled to two basic rights and two bonus rights. Therefore it would appear that there continues to be one bonus right available.”

Member B. Hushon arrived

**Doss** – 895 Aubel Rd, Map 3 Parcel 117

They are requesting a recommendation to the Zoning Hearing Board for a special exception Auto Repair Home Occupation. The zoning officer presented plans that created this parcel in 2007.

Chairman McConnell went over the Zoning Hearing Board process and fees. A 31x32 garage was constructed this spring, but is over 300 feet from any neighboring dwelling which is compliant with Section 303.1(h). No painting or body rebuilding just repair and brakes.

**Motion** to recommend the special exception allowing an auto repair shop made by D. Stewart and 2<sup>nd</sup> by D. Welker, vote 6/0

**Grimmell** – Quarry Road, Map AP Parcel 36N

The parcel includes 10 acres in Maryland and 16 acres in Pennsylvania. He would like to subdivide off the existing dwelling & garage; alternate septic testing for this parcel has been completed. A hydrogeologic study was completed and requires 2.35 acres per subdivided parcel. This would eliminate the existing cul-de-sac from the Greenwood Forest subdivision to create a road into this parcel then connect with Quarry Road. Grading was questioned and Mr. Grimmell stated this is not a problem. He hopes to create 5 lots with the existing dwelling being the 6<sup>th</sup> lot.

No ordinance amendments were prepared for review.

#### Zoning/SEO Report

Letters Requested - On Lot Management Program Violation

Roemer – 63 E. Trails Rd, Map 2 Parcel 204

Kutrick-139 Slate Spring Rd., Map AP Parcel 44

Brown- 29 Honeymoon Ln. Map 3 Parcel 227

Kurtz – 174 Cook Rd., Map BO Parcel 45F

#### Prosecutions

Vaught – 48 Oak Dr., Map 1 Parcel 848, continual garbage and junk in the yard.

Fitzgerald/Hess – 6795 Woodbine Rd. Map BP Parcel 2B property transferred w/o a septic inspection.

**Motion** to recommend the Supervisors have the attorney send the requested letters and start the requested prosecutions made by D. Arnold and 2<sup>nd</sup> by B. Hushon.

The Zoning Officer explained an ongoing problem with Susquehanna Trail parcels that cannot support a septic system and have become a revolving door issue at the Tax Claim Office. They are being purchased and then being flipped on the internet. She then showed pictures of a camping area created in the Susquehanna Trails on East Trails Road. The policy has been to allow them to bring the camper in for the weekend, but they must then take it out when they leave. She asked the Attorney if we can tell people they cannot use their property for anything. This is not a principal use and they cannot use this property without a principal dwelling. The Attorney stated "They can use it temporarily, but not leave [the camper] it permanently" There was a discussion on these lots being sold on the internet, but we cannot protect people from themselves. Is there a possibility of getting adjoining property owners to purchase these properties? The zoning officer asked why they would spend the money when they are presently enjoying no neighbors and/or the use of the property without paying for the lot or the taxes.

Member Stewart asked if the Zoning Ordinance had any regulations on windmills. The Zoning Officer stated that we do not have anything that addresses windmills, but the owner would have to comply with the UCC. The Zoning Officer said we should look at the height issue and because of the small lots in Susquehanna Trails. Section 210- Yard Regulations could be reviewed to address this use.

**Motion** to adjourn at 8:00 p.m. was made by D. Arnold and 2<sup>nd</sup> by W. Carter vote 6/0