

**SPRINGETTSBURY TOWNSHIP
PUBLIC HEARING**

**AUGUST 23, 2018
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, August 23, 2018 at 6:30 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
Kathleen Phan
George Dvoryak
Blanda Nace
Charles Wurster

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Shane Rohrbaugh, Solicitor
John Luciani, First Capital Engineering
Dennis Crabill, Buchart-Horn, Inc.
Teresa Hummel, Finance Director
Jessica Fieldhouse, Director of Community Development
Dan Stump, Chief, Police Department
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the Public Hearing to order at 6:30 p.m.

2. NEW BUSINESS

A. Proposed Ordinance Amending Code of Ordinances, Chapter 325 “Zoning” Related to Recreational Vehicles, Boats and Trailers.

FIELDHOUSE Jessica Fieldhouse provided a summary of the proposed administrative change to the language in the Code of Ordinances, Chapter 325 related to zoning. She explained several issues with storage location that had some ambiguity in the ordinance and caused some problems with enforcement of the ordinance. She provided a PowerPoint presentation of the documents.

- Section 325-138 (2) – On-lot parking and storage of recreational vehicles boats and trailers. Part 2 states that recreational vehicles shall not be stored in a manner that: (b) is closer than 12 feet to the curb of any public street along with can’t overhang any public right-of-way, can’t block any sidewalk, can’t create a safety hazard of any nature.

- The issue relates to part (3) with regard to the side yard setback. It states that any yard that is adjacent to a public street is a front yard. For the purposes of this section front yard storage is permitted only if the recreational vehicle is located 100 feet from the public right-of-way.
- The two items contradict each other.

Staff worked with the Township Solicitor, and they are proposing to take all of Section 325-138 (2) (a) through (d) and move that to Section F, Part 3 in the hope that it will clear up enforcement.

FIELDHOUSE Ms. Fieldhouse reported that she had provided the draft to County Planning Commission, for which a staff person recommended approval. However, the York County Planning Commission's appointed official disagreed with their staff's opinion and recommended not to adopt the change because the proposed amendment for the regulation of recreational vehicles, boats and trailers, on-lot parking and storage appears to address both permanent and temporary storage. Under the regulation, the type of storage that applies should be clarified. Ms. Fieldhouse noted that she thought it was clear; however, the proposed change is a short-term fix.

PHAN Ms. Phan noted that this issue was discussed when she had first come on the board, and she did not recall ever approving the 100 feet. She indicated originally it had to be set back so many feet from the home.

SWOMLEY Chairman Swomley recalled the discussion about screening and what was appropriate for screening.

PHAN Ms. Phan indicated the board didn't want anything to be an eye sore, so any screening had to be back so many feet from the front of the house in a side or back yard.

LUCIANI Mr. Luciani recalled that it was 100 feet, but the front building setback stopped at the front face of the house.

SWOMLEY Chairman Swomley noted if the front of the house is 35 feet back from the roadway that ended the front yard, and anything behind that was the front façade of the home.

FIELDHOUSE Ms. Fieldhouse stated that is how it is currently enforced.

SWOMLEY Chairman Swomley understood what County Planning is saying about F Section 3 where it says it may be parked anywhere on the lot during active loading, unloading or servicing of the unit for a period not in excess of 36 hours. It does not indicate where it is permanently parked.

FIELDHOUSE Ms. Fieldhouse responded that parking is permitted any time inside a fully enclosed building, which building conforms to the zoning requirements of the particular district. With regard to the front setback, it can be parked in a front yard so long as the front yard has that 100-foot distance from the public right-of-way. The side yard setbacks are identified for permanent storage for a Class 1 and Class II vehicle.

ROHRBAUGH Solicitor Rohrbaugh indicated that, if the board approves the changes tonight, when it's in final form it will read a lot cleaner and will look a lot better

3. PUBLIC COMMENT

EINSIG Sue Ellen Einsig, 3824 Sylvan Drive, questioned the status of where they place their travel trailer at their home. It sits behind the back corner of the house. She asked if that was legal.

FIELDHOUSE Ms. Fieldhouse responded that, as long as the trailer is behind the back corner of the house, it's fine. They are adhering to the side and rear yard setback.

EINSIG Ms. Einsig responded that was good and thanked the board.

SWOMLEY Chairman Swomley reiterated that the purpose of this is to make sure that there are no eyesores in the community that will cause people in the neighborhood heartburn.

PHAN Ms. Phan noted she did not know what the answer is, but the side one is more of an issue. Most of the residents have their camper back further. However, some residents do not have room to put their camper in their back yard.

SWOMLEY Chairman Swomley indicated that for the purposes of this meeting, the change is fixing one aspect but not changing the other piece. The side yard setback remains. The remainder of the ordinance is complicated and can be discussed further.

GUERRERI Christopher Guerreri, 150 South Rockburn Street, reported that they have a corner lot. They purchased a boat, which was ultimately parked in the back corner by some pine trees. His issue is that he has a corner lot as to whether it's a main street or the back of his yard.

FIELDHOUSE Ms. Fieldhouse indicated that the formal advice to Mr. Guerreri is to come to the township and get a variance now to permanently keep his recreational vehicle in the rear yard but along the front yard line. Informally, if no one is complaining it would not rise to the level of pro-active enforcement for staff.

SWOMLEY Chairman Swomley commented that if he were to move it back another few feet so it was behind the edge of the house, it would be in compliance.

GUERRERI Mr. Guerreri stated that he could do that. He just wasn't sure with the corner lot.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 6:58 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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