

June 8, 1983

The Board of Supervisors of Codorus Township met in regular session on June 8, 1983 at 7:30 P.M. in the township office. Board members present were: Charles Wehrly, Leroy Thoman and Larry Luckenbaugh. Others present were Solicitor Sechrist, Mahlon Stambaugh, Mr. & Mrs. James Seitzinger, Wilford Shearer, Mr. & Mrs. William Hester, Edward Kuhn, Maurice Krebs (all residents of Glenville), also present were David Conner, James Yelton and Mrs. Coomes, Mr. & Mrs. Jesse Garver, two newspaper reporters.

The Chairman, Charles Wehrly, called the meeting to order.

The minutes were made available to the Supervisors and copies were available for the public. The minutes were approved as read.

The treasurer's report was given and accepted by the Board.

David Conner presented the 2-lot subdivision plan of the Franklin Barrick property. Larry Luckenbaugh made a motion to approve the plan, seconded by Charles Wehrly. This motion passed and the plan was signed.

The residents from Glenville were present to present their complaints about the Justine Landis property. Mahlon Stambaugh, Sewage Enforcement Officer, stated he had not heard anything further from Mrs. Landis regarding the sewage problem at the property in Glenville.

Edward Kuhn, owner of the Glenville Inn which is directly across from the Landis property stated that the property of Mrs. Landis had been a commercial property, but that it has been used as apartments for the past two or three years and he wanted to know if Township approval had been gotten for this conversion. Mr. Kuhn was told by the Board that Township approval had never been granted for the apartments, that Mrs. Landis had converted to apartments without notifying the Township. Also, Mr. Kuhn stated that there is a terrible smell to the property from the sewage running out and that this condition is hurting his business. Mr. & Mrs. Hester also stated the conditions at the property are deplorable. Mrs. Seitzinger stated that there are as many as fifteen to sixteen people living in the property which is like a pig's sty, in addition to the sewage running along the street, there is debris, the tenants have junk on the property and are cutting up car parts, etc. until 2 A.M. some nights. The adjacent building is being used as a bathroom by the tenants and one floor contains human excrement; the property is overgrown with weeds. Mr. & Mrs. Seitzinger want the Board to have the apartment house vacated. Mrs. Seitzinger stated she had been in touch with Township officials in April, 1982 concerning this problem and she thinks this has been sufficient time for something to have been done. The Seitzingers and the Hesters have their homes up for sale and feel that they are unable to sell because of the unsightly and obvious problems at the Landis property across from their homes. Mr. Maurice Krebs also verified the allegations of Mr. Kuhn, Mr. & Mrs. Hester and Mr. & Mrs. Seitzinger.

The Board stated to the above persons that a complaint had been filed with the District Justice against Mr. & Mrs. Landis for violation of the Sewage Enforcement Ordinance and that Mrs. Landis had paid a \$300.00 fine and also that Mrs. Landis told the Board of Supervisors she was getting permission from the Western Maryland Railway Co. to go onto their property to put in some type of sewage system. The Board asked Mrs. Landis to get the permission of the Railway Company in writing before the Township Sewage Officer could go onto the property to determine if some type system could be installed. To date, Mrs. Landis has not produced a letter from the Railway Co.

The Solicitor, Joel Sechrist, stated to the Glenville Residents that the Township had no authority to empty the apartments of the tenants due to the living conditions, but that the Board could take action and has been trying to get something done to correct the malfunctioning sewage system. Also, the Solicitor stated the Zoning Officer would be contacted regarding Mrs. Landis getting approval to convert the building to apartments. If this was done without Township approval, action may be taken against Mrs. Landis on this matter. If Mrs. Landis does not take care of the sewage problem, the Township would have to file an equity action and it would be up to the Judge to make a decision. This could be a long, drawn out thing and could take four or five months at the least.

Larry Luckenbaugh made a motion for the solicitor to file an equity action against Justine Landis for the violation of the Sewage Ordinance, seconded by Leroy Thoman. This motion passed. Also, the Solicitor will look into the Township's authority of preventing anyone else from moving into the Landis property should the present tenants move out. It was also brought out at this meeting that the tenants of the Landis property are welfare recipients.

James Yelton was present, asking if the Board would give pre-approval for the subdivision of a one-acre lot from his grandmother's, Mrs. Coomes property. Mr. Yelton has made application for a Farmers Home Administration loan and if he can have a survey and perk test within the next two weeks, his waiting time for loan approval will be reduced by as much as one year. This one-acre lot would be taken off the property next to the Deveney property along Rt. 616. The Board stated it would not take the liberty of making a decision without the members of the Planning Commission being consulted. At this meeting Mr. Yelton called Tom Moore and Donald Bollinger for their opinion. Mr. Moore and Mr. Bollinger gave their approval of this subdivision. Mr. Snyder, a member of the Planning Commission could not be reached and Leroy Thoman will call Richard Masimore regarding this and get in touch with Mr. Yelton. If a majority of the Planning Commission seems in agreement with the subdivision, the Board of Supervisors would give Mr. Yelton the permission to proceed with the survey and percolation test of the property.

Mr. & Mrs. Jesse Garver, Jr. were present asking what the requirements were for a driveway. He would like to get approximately one acre of woodland from his father and wanted to know about putting in a driveway. He was told that there should not be any problem with putting the driveway in, provided he contacts Mr. Rappoldt for the permit and if any adjoining landowners are involved, he would have to get permission from them.

The Solicitor had advertised the Flood Insurance Ordinance as required and had the ordinance for adoption. Larry Luckenbaugh made a motion to adopt the Township Flood Insurance Ordinance, seconded by Charles Wehrly. This motion passed and the ordinance was signed by Board Members and attested by the Secretary.

Mahlon Stambaugh asked if he should send letters to residents in the Village of Glenville who are having sewage problems. Mr. Stambaugh was told by the Board to hold off sending any letters at this time due to the publicity of the Landis problem. Mr. Stambaugh stated he had already sent two letters to persons in Glenville relative to sewage problems.

The Board read a letter from Mark Maser of the Pennsylvania Department of Environmental Resources in which he had returned copies of three sewage applications which he had received from the Sewage Officer, Mahlon Stambaugh. Mr. Maser listed errors on the applications. Mr. Stambaugh told the Board, these errors had been taken care of.

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Charles Wehrly made a motion to appoint Leroy Thoman to another four-year term on the Codorus Township Planning Commission, seconded by Larry Luckenbaugh. This motion passed. Mr. Thoman's term will run from June 1, 1983 to May 31, 1987.

The bills were presented to the Board. Leroy Thoman made a motion to pay the bills, seconded by Charles Wehrly. This motion passed.

The meeting adjourned at 10:30 P.M. on motion of Larry Luckenbaugh and second by Leroy Thoman.

Respectfully submitted,

Goldie Day

Goldie Day, Secretary