

August 10, 1983

The Board of Supervisors of Codorus Township met in regular session on August 10, 1983 at 7:30 P.M. in the Township office. Board members present were: Charles Wehrly, Larry Luckenbaugh and Leroy Thoman. Others present were: Larry Lucabaugh, James Yelton, Mr. & Mrs. Alan Rubb, Mrs. Ralph Wright, Doris Rill, Marilyn Goodson, Barry Gillespie, Henry Rebert, Mahlon P. Stambaugh and Irvin Rappoldt.

The meeting was called to order by the Chairman, Charles Wehrly. The minutes were distributed to the Board members and also made available to the public. The minutes stand approved as written.

The treasurer's report was accepted as given.

Larry Lucabaugh and James Yelton presented the 2-lot subdivision plan of the Julia K. Coomes property. Larry Luckenbaugh made a motion to approve the plan, seconded by Charles Wehrly. This motion passed.

Surveyor Lucabaugh wanted an interpretation of the sliding scale for dwellings allowed in the agricultural zone. Mr. Lucabaugh stated that no place in the Codorus Township Zoning Ordinance is there any reference to the home/homes existing at the adoption of the ordinance being part of the quota. The Board told Mr. Lucabaugh that the Township Planning Commission and Board of Supervisors have interpreted the ordinance to mean that the existing dwelling constitutes a building right according to the scale of dwellings allowed. Mr. Lucabaugh stated that he feels the ordinance should be amended with a clear definition as to the existing dwelling being or not being included in the scale of dwellings allowed.

Barry Gillespie presented the 2-lot subdivision of the Ervin Bricker property. Leroy Thoman made a motion to approve the plan, seconded by Larry Luckenbaugh. This motion passed.

Alan Rubb presented the 3-lot subdivision plan of the Donald & Sally Rubb property. Charles Wehrly made a motion to approve this plan, seconded by Leroy Thoman. This motion passed.

Mrs. Ralph Wright stated that the house they built on one of their lots had been placed too close to the boundary line and wanted to know if they could have the property line moved back for the lot adjoining. She was told to have her surveyor prepare the necessary plans for this change. Mrs. Wright also stated she would be in favor of having Valley View/Sinsheim School Roads improved with a hard surface. The Board told Mrs. Wright that the construction of these roads is not projected for anytime within the near future.

Henry Rebert stated his surveyor was late in getting the plan for the Laura Sharp subdivision drawn up and wanted to know if he could proceed with the excavating for the home to be placed on the lot. Mr. Rebert was told that this would not be allowed until the plan has been approved and the application for a building permit has been made.

Charles Wehrly made a motion to recommend to the Codorus Township Zoning Hearing Board that the Board approve the variance application of Franklin Donald Miller. Leroy Thoman seconded this motion. The motion passed and the Secretary will send a letter to the Chairman of the Zoning Hearing Board with this recommendation.

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Marilyn Goodson was present to thank the Board for fill placed at the dumping site along Tannery Road. She also had some questions regarding the Gypsy Moth Spraying program, and stated she would be willing to donate to the Township's cost of having the area at their property sprayed.

Mahlon Stambaugh reported that Lewis Mellon has installed the required septic system at his property. Mr. Stambaugh also reported that James Miller definitely has a sewage problem at his residence and also at his rental property along Rt. 516.

Mahlon Stambaugh reported that the Pa. Dept. of Environmental Resources passed a new law in February, 1983, requiring that percolation tests be done for repair jobs. Mr. Stambaugh wanted to know what fees to charge for this work.

Larry Luckenbaugh made a motion that the Township charge a fee of \$250. for a repair job that requires a percolation test, seconded by Leroy Thoman. Mr. Stambaugh will receive \$200.00 of this amount for compensation; \$100.00 for the perk test, \$50.00 for the sewage permit and \$50. for the site inspection.

Leroy Thoman made a motion to sign the winter traffic service agreement with the State for a one year period - November 1, 1983 to midnight April 15, 1984. Larry Luckenbaugh seconded this motion and the contract was signed by the Chairman. This contract will cover 14.82 miles of State Roads and the Township will receive \$6,506.12 for this service.

Irvin Rappoldt gave the building permit report for the month of July. Mr. Rappoldt also stated he had issued 3 permits for inground swimming pools in July and that the fees charged under the fee schedule adopted July 5, 1983 seemed to be exorbitant. The new fees adopted July 5, 1983 was for \$.20 per square foot for a swimming pool, plus a \$10.00 permit fee.

Larry Luckenbaugh made a motion to change the building permit fee for an inground swimming pool to 5¢ per square foot instead of the 20¢ per square foot as adopted July 5, 1983. Charles Wehrly seconded this motion.

Mr. Rappoldt was instructed to make refunds to the three July applicants for the overcharge.

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

The meeting adjourned at 10:00 P.M. on motion of Larry Luckenbaugh and seconded by Leroy Thoman.

Respectfully submitted,

Goldie Day
Goldie Day, Secretary