

July 31, 2014

The Codorus Township Planning Commission met on July 31, 2014 at 7:00 P.M. Board members present were: Rick Sechrist, Lamar Glatfelter, Richard Masimore, Brenda Miller and Jim Morris. Others present were: Attorney Gilbert Malone, April Rehbein, Teri Sechrist, Doug Crawford, Mark Lease and Matthew Bush.

The meeting opened with the pledge to the flag.

The Board approved the minutes as presented.

Matthew Bush is purchasing lot 1 from Kevin Mummert. This lot fronts on Mummert Road. Matthew would like to know if he can have his driveway on Millards Way. Attorney Malone explained that the driveway cannot come out onto the private road. There is an agreement between the four lots on that private road to maintain the road. Matthew also asked if he could build his house closer than the 50 ft. setback that is required in the ordinance. He was told that this would not be allowed to do this.

Lamar spoke on behalf of Bill McGrew. Bill's engineer said that the sites that the Planning Commission agreed on for the subdivision would be too steep to perc. The Planning Commission agreed that it would be ok to move the driveway to another location.

Doug Crawford submitted the sewage planning module for John Soltes subdivision. Rick made a motion to approve the sewage planning module. Jim seconded the motion. The motion carried. Vote 5-0.

Kim Erdman has a lot for sale on Jefferson Road. There are no building rights associated with this lot. This lot was intended to be added to Irvin Rappoldt's property on the other side of the road. It was not intended to be a building lot. The real estate agent should be notified of this.

The Lambert property located at 8397 Blooming Grove Road was also discussed. This property is being advertised with the house and one building right. This property does not have any additional building rights. The properties were meant to be merged.

Richard Masimore's term is up. Rick made a motion to recommend the Supervisors appoint Richard to another term. Jim seconded the motion. The motion carried. Vote 5-0.

Mark Leas had questions regarding his parent's two properties. Since the properties were both purchased before zoning and are contiguous they would be considered one tract. There is one remaining building right.

The Board discussed having a rules and regulations resolution for meetings. Jim made a motion to have Attorney Malone draft a resolution. Richard seconded the motion. The motion carried. Vote 5-0.

Lamar suggested that the Subdivision and Land Development Ordinance should be reviewed to see if any changes are needed. Attorney Malone will review the ordinance.

Lamar reported that Rob Wood of Spoutwood Farm contacted him about having other activities on the farm. Lamar told him he could only have activities that were approved by the Township. Lamar saw an article in the newspaper that a cooking class was held at Spoutwood. The only activities that have been approved by the Township are the Mother Earth Festival and the Fairy Festival. Attorney Malone suggested that the Supervisors have Mr. Wood attend a Supervisors meeting to discuss this.

The Board discussed the Outdoor Amusement Ordinance. Attorney Malone will look at Lower Windsor's Ordinance.

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

April K Rehbein
Secretary