

October 12, 2016

The Codorus Township Board of Supervisors met on October 12, 2016 at 7:30 P.M. Board members present were: Lamar Glatfelter, Charlie Van Scoyoc and Bob Gladfelter. Others present were: Attorney Herrold, April Rehbein, Steve & Carolyn Bupp, Brian & Kim Kaltreider, John Amspacher and Josh George.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

April Rehbein & Carolyn Bupp are recording the meeting.

Josh George presented a revised drawing for the Powers Homes Development. This drawing would increase the number of lots from 182 to 198. Four lots would be put in the recreation area. Zoning Ordinance changes would be needed. The lot square footage would need to be changed from 15,000 to 14,000. The reduced impact single family development will need to be changed from 11,000 sq. ft. to 10,000 sq. ft. and the minimum width from 70 ft to 65 ft. Section 640 B # 2 At least five percent of the total tract are or a minimum of one acre whichever is greater, shall be preserved by the developer as usable land would need to be taken out. Section 640 B # 4 No more than fifty percent of the proposed building lots shall be less than the minimum lot area required by Section 523 of this ordinance would need to be taken out. Section 640 D # 1. Minimum side yard for a principal building would need to be changes from 10 feet to 7.5 feet.

The Board suggested that Josh come to the next Planning Commission meeting to discuss these changes.

Steve Bupp had questions about processing permits. He said he doesn't see any place where it says the permit shall have an expiration date. There was an expiration date on his permit. Eric said the Township requires that a fee be paid for the permit. Carolyn asked if the fee could be waived. Bob said the Board will check into this.

Steve also stated that he saw a sign for a public sale at the Sterner property on Seven Valleys Rd. Steve asked if the lots were merged together. Bob will contact Randy Sterner.

Attorney reported that he told Marlette Thomas a reverse subdivision would be to merge his properties. Marlette said the municipal planning code doesn't require this. Marlette is willing to do a perimeter survey. The Board is willing to allow the merger with a perimeter survey. There should be language in the deed that indicates the land cannot be separated without further Township approval.

Bob talked about the site distance at William Morgan's property at the corner of Stone Church Rd. & Jefferson Road the sight distance should be 383 ft. The sight distance in the pickup truck is only 230 ft. towards Morgans and 257 ft. towards Hartlaubs. With the dump truck the sight

distance towards Morgans is 182 ft. and towards Hartlaubs 258 ft. The stop sign is also blocked by the trees.

The Supervisors will have C.S. Davidson do the measurements for the clear sight triangle.

Lamar reported that there have been issues at the park with people not cleaning up after their dogs and also letting their dogs run lose. Lamar can talk to the people and give them a copy of the Township ordinance. If they still do not comply Lamar should try to get their names and addresses to have the Zoning Officer send a violation notice.

Bob reported that Township hosted a class on October 4<sup>th</sup> so the men could learn how to do traffic studies for speed limits.

The copy machine in the office is broken and cannot be repaired. Bob made a motion to purchase a new copier, seconded by Charlie. The motion carried. Vote 3-0.

The meeting adjourned at 8:50 P.M.

Respectfully submitted,

April K Rehbein  
Secretary