

Dec. 7, 1974
9:00 AM
Brodbecke, Pa. 17308

The Board of Supervisors of Codorus Township met at a regularly scheduled meeting at 9:00 AM, December 7, 1974 in the Township Building. Present were members of the Board, Paul Dehoff, Leroy Thomas, George Smith, and the Secretary, Goldie Day. Also present were Attorney Gilbert Malone, Solicitor for the Codorus Twp. Planning Commission, Attorney W. Burg Anstine, Solicitor for the Board of Supervisors and approximately 40 residents and land owners with expressed interests in the proposed zoning Ordinance.

The Chairman, George P. Smith, called the meeting to order, and announced that each spokesman ^{Wishing} ~~to~~ to be heard would be given five minutes each to express their views. The first one to speak was Attorney John Bailey, representing a group of persons opposing the ordinance. He first wanted to know if there had been any changes in the Ordinance since the public meeting held on October 20, and also if a copy of the York County Planning Commission review had been received, since this was required before passage of the Ordinance. Atty. Malone presented ^{a copy of the comments to} Mr. Bailey for looking over.

Mr. Gordon Stick spoke next. He wanted to know what the ordinance was all about since he had just learned about it on Thursday night of this week. He feels that property owners should be advised of any action taken by the Township. Mr. Anstine advised him of the advertising in the newspapers as required and of the 2 open meetings held, and that the Planning Commission and Board of Supervisors had the best interests of the Township in mind when drafting this proposed ordinance.

Mr. A. L. Coke spoke out against the

ordinance and feels it is very unfair.

Atty. Gailey advised the board that the ordinance was unconstitutional and that litigation would follow if it is passed.

Anne Hempling spoke out for the ordinance and referred to a recent article in The Pennsylvania Farmer.

Atty. Arstine remarked that only one section of the ordinance (Section 606) seems to be challenged and if it is found that this is unconstitutional—referring to a case now pending in the courts, then there would be an amendment to the ordinance.

Atty. Gailey said that this ordinance is one of the most restrictive ordinances in the County.

Paul Solomon related that there are two groups, mainly farmers interested in the value of their farms and another group interested because they have bought land to develop.

Several other persons commented on the proposed ordinance, some who did not identify themselves.

After forty five minutes of discussion, Atty. Arstine asked the Board to set an effective date for the ordinance, if passed and to then vote on the ordinance.

Leroy Thoman made a motion to have the proposed zoning ordinance take effect on January 1, 1975, if adopted. Paul Rehoff seconded this motion. The motion passed.

Paul Rehoff made a motion to adopt the proposed zoning ordinance with amendments. Leroy Thoman seconded this move. The secretary then polled each board member for their decision on adopting this ordinance. The votes

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were: Paul Dehoff, Yes, Leroy Thoman, Yes, and George Smith, Yes. The Ordinance is adopted and signed by the Chairman of the Board, George P. Smith and attested by the Secretary, Goldie H. Day. The Ordinance will take effect on January 1, 1975.

Attorney Malone advised the Board that a Zoning Hearing Board of 3 members must be appointed, and also a zoning officer who will issue building permits, sewage permits, and handle the zoning. Fees suggested for the zoning Ordinance are: \$35.00 to \$50.00 as a general charge for special permits and variances and \$200.00 to \$250.00 for an amendment to the zoning Ordinance. The Board will set these fees at a later meeting.

Mr. Robert E. Haugh asked for a junk yard license permit. He stated that he has an existing junkyard but has never applied for a license. He was advised to send a letter to the Board, requesting a license, and to also send a drawing of the portion of his property which is to be used as a junkyard, along with the \$100.00 fee, and the application will be taken into consideration.

A Mr. Rainer stated that he has a Contract to purchase a 45 acre property belonging to John Ressler and would expect to put 5 homes on the property in the future. One for himself and the other four for his children. He was advised that only 3 homes are allowed on a tract this size since it now comes under the new Zoning Ordinance.

Mr. + Mrs. Francis Fischer presented a 7-lot sub-division plan of their property along Rt. 851. They stated they

had presented a sketch plan of this property about a year and a half ago. They will find out the appropiated^{date} and return to the next Planning Commission meeting to bring the matter up.

Marvin Westfall, agent for Robert S. Rendell, presented a final 2-lot subdivision plan for the first time. This is for an eleven acre tract being sold from Mr. Rendell's property along Barron Road. The secretary will send copies of the plan to William E. Sacca and the York County Planning Commission and ask that their comments be mailed out to the Township by the 19th of December.

On a motion by Paul Dehoff, seconded by George Smith, the Board signed a resolution and letter of adoption for Cornelius Thift's sub-division. Mr. Thift will now present his plan to the Pa. Dept. of Environmental Resources for approval.

The secretary advised atty. Malone to contact Ralph Gemmill who is in violation of the building permit ordinance. He has moved a mobile home onto his property without approval from the Township. He has neither applied for a building permit or sewage permit.

The bills were presented to the Board.

Leroy Thoman made a motion to pay the bills, seconded by Paul Dehoff. The motion passed.

Leroy Thoman made a motion to apply to the State for approval to spend approximately \$46,000 for new construction of the Sportsman's Club Road, T-399, which is one (1) mile in length. George Smith seconded this motion.

The minutes of the November 23 special meeting were read. Paul Dehoff made a motion

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to approve the minutes as read, seconded by George Smith. The motion passed.

George Smith made a motion to adjourn seconded by Paul Dehoff.

The meeting adjourned at 1:10 P.M.

General Township Fund Receipts

Edward J. Kallas	\$ 15.00
James E. Davis (cash)	22.00
Margaret Klinedinst	5.00
" "	40.00
Recorder of Deeds	503.53
Town & Country Builders	27.00
" "	26.00
John Ennis	21.00
Steven Mintscheff	31.75
Manheim Township	1,974.38
Margaret Klinedinst	25.00
Margaret Klinedinst	5.00
Joseph Bury (cash)	2.00
Donald Ballinger "	2.00
Recorder of Deeds	1,090.25
Russell G. Fair	287.79
" " "	36.75
Total Receipts	\$ 4114.45

General Township Fund Expenditures

Nov. 15 Payroll	763.85
Nov. 30 "	865.86
Russell G. Fair	12.49
Ely Insurance Co.	473.00
York Daily Record	8.40
York Auto Parts	43.45
Nationwide Insurance	722.00
Anstine & Anstine	100.00
Stewart Equipment Co	623.36

Neubaus's, Inc.	23.77	
Worley Equipment Co.	4.15	
General Telephone Co.	27.88	
Cramer-Zeigler Tire Co.	289.42	
H.E. Sterner & Sons	825.72	
Manheim Imp.	1292.85	
Jacob L. Neubaus	160.10	
Roosevelt Garage	91.09	
The State Chemical Co.	262.50	
Reynolds & Whitcomb	303.98	
International Harvester	975.00	
Peoples Bank of Glen Rock	20.83	
William E. Sacra	19.75	
Goldie H. Day	75.76	Bldg. Permit Fees
Goldie H. Day	497.02	Secretary Commission
Tractor Supply Co.	10.98	
Melvin Bricker	1800.00	
Russell G. Fair	144.14	Expense
Total Expenditures	\$10,437.35	

Balance brought forward \$ 33848.41
 Plus Receipts 4114.45

Less Expenditures - 10437.35
 Balance at 12-9-74 \$ 27525.51

State Account - Certificate of Deposit \$ 10,275.00
 of \$10,000 plus 275.00 int.

Expenditures from State Fund \$ 2565.76
 York Building Products 7693.47
 Service Supply Co. \$ 10259.23

Balance brought forward \$ 29.63
 Plus Investment & Interest 10275.00
 \$ 10,304.63

Less expenditures 10,259.23
 Balance in State Fund \$ 45.40
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Revenue Sharing Fund - no receipts
" " " - no expenditures
Balance remaining \$4085.47

Respectfully submitted,
Goldie Day
Secretary-Treasurer