

May 13, 1981

The Codorus Township Board of Supervisors met in regular session May 13, 1981 at 7:30 P.M. in the Township Office. Board members present were: Charles Wehrly, Larry Luckenbaugh and Leroy Thoman. Others present were Solicitor Sechrist, Larry Wagner, Dean Hempfing, Mahlon Stambaugh, Irvin Rappoldt, William Hoffacker and Eloise Schwarz.

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

The minutes were approved as read.

Larry Wagner presented the subdivision plan of his property in which he is taking a one acre parcel and a three acre parcel from the farm. The two lots front on Nafe Sawmill Road. Charles Wehrly made a motion to approve the plan, seconded by Larry Luckenbaugh. Leroy Thoman voted to oppose the plan. The plan was approved by majority vote.

Dean Hempfing, Engineer for the Paige and John Fowler plan wanted to give his interpretation of the zoning ordinance concerning this plan. He feels that Section 606 pertains to single family dwelling subdivisions and that the Fowler plan does not fall within this category. Solicitor Sechrist stated that he also feels that Section 606 of the Codorus Township Zoning Ordinance does not apply to the Fowler plan since there are no proposed dwellings involved.

The Board told Mr. Hempfing that they would like a chance to talk with the Township Planning Commission to find out just what the commissions objections were to approval of this plan.

The Board discussed the variance application by Mr. & Mrs. Edward Inners, Jr. There will be no recommendations made to the Zoning Hearing Board by the Supervisors concerning this application.

Mahlon Stambaugh, Sewage Enforcement Officer, was instructed to check out the Lears property along Bonnair Road for a possible violation of the Sewage Ordinance. It has been reported that the Lears are in the process of installing a cesspool without contacting the sewage officer.

Irvin Rappoldt asked Mr. Stambaugh if he should do a re-perk of the John Brubaker lot along Panther Hill Road that is being sold to Mr. & Mrs. Jeffrey Pierozak, and if the new test is done at a different site, would it be possible that the test results would permit a standard septic system instead of the 12 inch sand line shown on the previous test. Mr. Stambaugh replied that it would be possible for a different site on the property to result in tests for a standard system.

Irvin Rappoldt reported that Terry Sallada has not yet begun the addition to his mother's mobile home along Fishel Church Road, and that the sixty days have passed. The Board agreed to give Mr. Sallada another sixty days to do this work. Mr. Rappoldt will advise the Salladas of this decision.

William Hoffacker asked if the Township has any restrictions against chemical dumps in the township and if Codorus Township has done anything concerning the proposed dump in North Codorus Township. Mr. Hoffacker was briefed on the different ways Codorus Township has been involved in the opposition of the proposed chemical dump in North Codorus and that our Township has zoning which would require that any permits for such an operation would have to be approved by the Township.

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Mrs. Tracey Schwarz was present and was told that there are still some questions the Board would like to have answered concerning the proposed Folk Festival - such as: Where will the profit from the Festival go or be used for? Do they have permission from the adjoining property owners to use their land? The Board would like to have this information in writing.

William Hoffacker and the Board again discussed an outdoor amusement ordinance that would apply to all organizations, whether profit or non-profit. Members of the Board feel that it would be too restrictive to require all churches, schools and other non-profit organizations in the Township to abide by an ordinance. Also, the Board feels that it would be impossible to enforce such an ordinance. The Solicitor and members of the Board will consider changes to the present outdoor amusement ordinance.

A letter from the Pennsylvania Department of Environmental Resources was read in which the Department stated that Penn Township had applied for a solid waste permit to use lands of Melvin Bricker, William Krebs, Melvin Eisenhart, Herbert Lee and Richard Saddler for agricultural sewage sludge application. Larry Luckenbaugh made a motion to send a letter to the Department of Environmental Resources, stating that the Township is opposed to this operation due to the high mineral content of the sludge, seconded by Charles Wehrly. This motion passed.

Solicitor Sechrist talked about the recent case of Hopewell Township vs Golla in which sections of the Hopewell Township Zoning Ordinance were found to be invalid. Since the Zoning Ordinance of Codorus Township has some similarities to that of Hopewell, Solicitor Sechrist feels that the Township should declare Section 606, Sub-section 1 of the ordinance invalid.

Larry Luckenbaugh made a motion to declare Section 606, Sub-section 1 of the Codorus Township Zoning Ordinance invalid with a directive that the Board of Supervisors start immediately to make revisions, seconded by Charles Wehrly. This motion passed.

Larry Luckenbaugh made a motion to raise the fee for a zoning variance or special exception application to \$250.00, effective June 1, 1981, seconded by Leroy Thoman. This motion passed.

The meeting adjourned at 11:15 P.M. on motion by Charles Wehrly and second by Leroy Thoman.

Respectfully submitted,

Goddie Day, Secretary