

May 9, 1984

The Codorus Township Board of Supervisors met in regular session on May 9, 1984 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, Bill McAllister of Copeland Co., Maggie Lentz and Richard Stenner, Mr. & Mrs. Eugene Zumbrum, Irvin Rappoldt, Mahlon Stambaugh, Dr. Robert Evans, Richard Evans, Ed Black and Dr. Schwermer.

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

The minutes were approved as read. The treasurer's report was presented to the Board members and copies of minutes and the treasurer's report were made available to the public.

Richard Stenner and Maggie Lentz were present with questions concerning the Landis property in Glenville. The Sewage Enforcement Officer, Mahlon Stambaugh stated that the percolation test on the property was satisfactory for a pressure dozed sand mound system. Mr. Stenner reported that Vernon Masimore, plumber, had visited the site and didn't feel that a sand mound system would be feasible, since he didn't think the pump would work. Mr. Stambaugh stated that he wished to get the Supervisors' opinion before telling Mr. Stenner and Ms. Lentz the type of system that could be installed on this property. There is a question as to whether this property is within the flood area - the 100 year flood zone. The solicitor stated that if the property is within the flood area, there could possibly be problems in the future. Mr. Stenner and Ms. Lentz were told to have their engineer certify that this property is not within the 100 year flood zone. After this has been done, the sewage enforcement officer will explain to them the sewage systems that would be allowed on this property.

Bill McAllister of the Copeland Companies was present and spoke about a deferred income program for public employees. This plan could be used for even one employee and the only cost to the Township would be the book-keeping and paper work involved. The Board made no decision on this plan, but stated it would consider the plan after talking with the township employees.

Mr. & Mrs. Eugene Zumbrum were present in reference to the Court Order by Judge Joseph Erb. Judge Erb ruled that the road on which the Zumbrum mobile home is located is a township road and that the mobile home must be moved within 60 days from the date of his decision which was April 19, 1984. Judge Erb also ruled that Codorus Township would pay up to a maximum of \$4,600. for the work involved in moving the mobile home from the road. Mr. Zumbrum reported that the proposal by R.S. Delp & Sons to do the work involved in moving the home was dated April 11, 1983 and would no longer be acceptable to the Delp firm due to labor and material costs being higher than one year ago. The proposal from Delp dated May 7, 1984 is \$5,125. Mr. Zumbrum stated that he wants the Township to pay this higher amount, since it was no fault of his that Judge Erb took so long to render a decision. Members of the Board asked Mr. Zumbrum if he would be willing to split the cost of the increase with the Township, but Mr. Zumbrum said he would not be willing to settle for anything less than the Township paying the full amount. He would have the case go back to court before he would pay out any of the cost for moving the home. Solicitor Sechrist stated that if no agreement could be reached, the case would be back in court and Judge Erb would have to issue a new order.

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If this should happen, the legal fees would be more than the increase of \$525.00 by the contractor.

Larry Luckenbaugh made a motion that the Township pay the \$5,125.00 cost for this work, seconded seconded by Charles Wehrly. This motion passed.

Mr. Zumbrum was advised to have this work done as soon as possible and that he would not need a building permit if all he did was move the home to the new location with no additions to the present state of the home. Since Mr. Zumbrum received a notice of Judge Erb's decision twenty days after the decision was made, the Board agreed to give him the extra time for the work to be completed.

Dr. Robert Evans appeared before the Board along with his son, Richard Evans, Dr. Schwermer and Ed Black, a land planner. Dr. Evans represents the Corporation that owns the Rest Haven Convalescent Home in York. The corporation is looking for a property to open a center for the treatment of compulsive drinking and eating. The Herbert Lee property in Codorus Township is one of the properties under consideration for this center if Township approval could be obtained.

Dr Evans stated that the operation planned would be self-contained with its own sewage treatment plant and water supply. The center would be set up to handle from 75 to 80 persons at a given time with from twenty to twenty five employees. The employees would be mostly professionals and the center would have a contractual contract with York Hospital. The center would serve York and surrounding areas.

According to Dr. Evans, most of the land to the farm would be kept in agricultural, some to be used for outdoor activities for the patients and the balance could be rented to a farmer. No more than two or three acres would be disturbed from the present state.

The existing residence on the property would be used for administration purposes, group therapy and with no more than two or three professional people living in the main house. There would be a basic need for two structures, a dining room and kitchen and a meeting room with 20 rooms in each of two wings that would house two people to a room.

Dr. Evans stated that the average stay for persons using this service would be an average of 28 to 30 days and that there should not be any traffic problem. The corporation proposes to put in a new driveway to the property which would be away from the Zumbrum and Baker properties.

Solicitor Sechrist checked the Zoning Ordinance and stated that this center could be allowed in the agricultural district under one of the following options:

(1) The Zoning Map could be changed. This would be spot zoning, and doesn't seem to be such a good idea.

(2) The Zoning Ordinance could be amended to include the proposed use by special exception in the Agricultural District. The present ordinance does not allow this use in any zone. If this use was allowed by special exception, the Zoning Hearing Board would rule on the special exception.

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Solicitor Sechrist also stated that should this proposed use be allowed by special exception, that the Zoning Hearing Board should set some strict guidelines for such a use.

The Board reviewed the proposed Laura Sharp subdivision with the Solicitor. Mrs. Sharp is proposing to subdivide most of the buildings and eight acres from the 68 acre farm she owns along Shaffer Road. The balance of 60 acres would remain in agriculture and be farmed by Mrs. Sharp's son.

After reviewing the plan and zoning ordinance, Solicitor Sechrist stated that the plan as proposed would be forbidden. The Solicitor will send a letter to Mrs. Sharp's legal counsel, Atty. Richard Oare regarding the Board's decision not to approve the plan as proposed.

Irvin Rappoldt gave the building permit report for the month of April. Mr. Rappoldt also presented two home occupation permit applications to the Board. Clyde Landis applied for a permit to operate a gun shop at his home and Peggy Ann Carnill and Richard C. Heil applied for a permit to operate a counseling service at their property.

Larry Luckenbaugh made a motion to approve the home occupation permits for Clyde Landis and Mrs. Carnill and Mr. Heil, seconded by Charles Wehrly. This motion passed.

The bills were presented to the Board. Leroy Thoman made a motion to pay bills totaling \$468.51 from the general fund, checks #976 through #978 and a bill from the State Fund of \$5445.00, check #132. Larry Luckenbaugh second this motion. The motion passed.

The meeting adjourned at 11 P.M. on motion of Larry Luckenbaugh and second by Leroy Thoman.

Respectfully submitted,

Goldie Day
Goldie Day, Secretary