

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

June 25, 1981

The monthly meeting of the Codorus Township Planning Commission was called to order by Chairman Donald Bollinger. Members present were Donald Bollinger, Leroy Thoman, Tom Moore, Richard Masimore, Gordon Snyder, and Solicitor Malone. The minutes of the previous meeting were read and approved. The minutes of the Supervisors' meeting pertaining to land development were reviewed.

Reba Berkheimer would like to subdivide lot #3 to give her son a lot of one acre along Hamme Road. Since their quota is already used up, this is not allowed.

Irvin Rappoldt read a list of building permits.

Ronald and John Smith were present concerning tract #3 which contains 17.84 acres and tract #2 which contains 10.63 acres. This property lies on the north side of route 216 and is part of the John Smith estate. They would like to sell these two tracts from the rest of the property. Their attorney feels that the township ordinance is unconstitutional. They were told to submit plans to the Supervisors and then bring them back to the Planning Board for a formal vote.

Irvin Rappoldt wondered about the possibility of Preston Henry at Larue putting a trailer on the property for their daughter under a hardship. The Board had reviewed the problem two years ago and stated that in previous minutes this would be allowed if proper sewer were installed or adequate sewer facility established.

Charles Worley reported that D.E.R. took water samples in the area around AMP at Brodbeck's at the Jim Miller property and the Devit property. The Devit water was found unfit for consumption.

Frank Chittum owns a 20-acre farm near the old Bosley School House on the east side of route 851. He wondered if he would be allowed to build a new house on his farm. The property has no road frontage. He could probably build if he doesn't take up too much farm land. Mr. Chittum was told to return with a sketch plan.

The meeting was adjourned on a motion made by Richard Masimore and seconded by Gordon Snyder.

Following this meeting, the Planning Board had a meeting with the Supervisors. The function of the Planning Board was discussed. The Planning Board will review all subdivision plans and write up a review of all plans and submit it to the Supervisors. The collection of fees for the township and the county was also discussed. The current rate of charge is \$10.00 per acre for a subdivision and \$25.00 per subdivision for the county.

The following procedure was agreed upon for processing subdivision plans.

The plans will be initially submitted to the Planning Commission for preliminary review. At the time of initial submission, the initial filing fee of \$10.00 per acre subdivided will be collected by the Planning Commission secretary. The Commission secretary will at that time also collect a check made payable to the York County planning Commission in the amount of the York County Planning Commission fee.

At the preliminary review, the Township Planning Commission

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will retain one copy of the plan for delivery to the Township secretary for mailing to the York County Planning Commission and will indicate to the subdivider any obvious deficiencies in his plan. They will then suggest that the subdivider utilize the next month to correct those obvious deficiencies and to return to the next Planning Commission meeting with corrected plans at which time the Planning Commission will officially review the plans considering the comments of the County Planning Commission and the provisions of the ordinance. They will then vote to either approve or reject the plans unless the subdivider requests delay in order to correct deficiencies pointed out by the Planning Commission. The Planning Commission will then prepare a written report to the Board of Supervisors setting forth their action on the plan and the reasons for such action.

At the following Supervisors meeting the Supervisors will collect filing fees covering the administrative and legal costs incurred by the Township in rejecting the plan and will themselves review the plan. If the majority of the Supervisors concur with the recommendation of the Planning Commission, they will take a formal vote and confirm the recommendation of the Planning Commission. If, however, a majority of the Board of Supervisors disagrees with the recommendation of the Planning Commission, they will vote to table the plan for one month and meet with the Planning Commission at the following Planning Commission meeting to discuss in more detail the Planning Commission recommendation and why they do not agree with them. If the 90-day period would require that the Supervisors act on the plan rather than table it, they shall request the subdivider grant an extension until the following Supervisors meeting and if the subdivider refuses to grant such extension they shall vote to reject the plan. If the plan is rejected, the subdivider shall be notified in writing within five days in a letter which sets forth in detail the reasons for such rejection making reference to the provisions of the ordinance the plan fails to achieve compliance with.

Lot sizes were discussed and all agreed to a minimum of one acre or 40,000 square feet. The joint members all agreed that the rural residential zone and the commercial zone should be enlarged.

A lengthy discussion was held about possible revisions to our ordinances, and some proposed amendments were noted.

Respectfully submitted,



Richard Masimore
Secretary