

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

March 26, 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, Gordon Snyder, Richard Masimore, and Solicitor Malone. The minutes of the Supervisors' meeting pertaining to subdivision and land development were reviewed. The minutes of the previous Planning Commission were read. It was noted by Mr. Malone that he had been asked by the Board to check on the possibility of a property transfer in the township by Allen Case. Mr. Malone stated that there are no records of any property transfer. The minutes were approved with this addition.

Jeffrey Beaverson was present at the meeting. He would like to subdivide his 2.4-acre lot by taking approximately one acre from the total acreage. There was some discussion about the fact that the property line along the north side of the property does not run to the center of the road. Walter Shaffer owns a small strip of land between Mr. Beaverson's property and route 216. The property lies in a rural residential zone. Mr. Beaverson was told to have a percolation test made and to submit plans to the Supervisors' meeting.

Cora B. Miller was present at the meeting. She owns property at the lower end of the Shaffer's Church Road. The property discussed is lot #1 and contains 3 trailers. The lot is a little less than one acre in size and has road frontage along Shaffer's Church Road. Lot #2 contains 12.6 acres and has road frontage along route 616. Mrs. Miller would like to sell lot #1. She was told to have her plans notarized and properly signed and then to take them to the Supervisors' meeting.

Donald Handy was present at the meeting along with several other family members. He wanted to know what he has to do in order to get a permit to place a mobile home on the family property. He was told that he must have a percolation test made and an approved sewer system installed before he can secure a permit. The property is near the intersection of Rockville and Rosier Roads.

Mr. and Mrs. William Hoffacker were present at the meeting. They are concerned about camping at the proposed Swartz family folk festival and how the township zoning ordinance would apply to it. Mr. Malone stated that he did not wish to render an interpretation on this since Mr. Sechrist is the township solicitor. Mr. and Mrs. Goodson were also present. Mrs. Goodson asked who is liable for sewer facilities, fire damage, vandalism, and littering in connection with the ordinance. They also expressed concern about any emergency which could arise in a location that only has a narrow right of way in to the property. They would like assurances of fire protection and litter and garbage clean-up. They feel that some regulations should be put on such events that every organization should be made to comply with regardless of organization or type of activity. It was discussed among the Board that criteria would have to be established to review every proposed event. Proof of liability coverage should be provided, probably \$500,000 per injury to \$1,000,000. total. This would probably also have to apply to charitable organizations in the township. The possibility of signing a personal bond also exists. Due to the interest shown at



March 26, 1981

the meeting, the Board feels that any charitable organization operating or participating in the operation of a folk festival in Codorus Township should offer protection of any people who may be injured or any property that may be damaged as a result of the event. The Board suggests that in order to protect themselves and the community the owners of the property to be used secure liability insurance of at least \$500,000 per injury to \$1,000,000 total.

Irvin Rappoldt read a list of building permits for the past month.

Mr. Malone reported that the County Board reviewed proposed amendment changes pertaining to transfer of building rights. The Township Board will probably get a report later.

It was discussed at the meeting that the Board should make a projected plan on roads and recreation, etc. in the township.

A report on a meeting held at the Farmers Union Building in York was given. The meeting was concerned with the preservation of agricultural land in the United States and especially in Pennsylvania. Members of the Board who attended the meeting were Donald Bollinger and Richard Masimore.

The Larry Wagner proposed subdivision was discussed.

Leroy Thoman wondered about junk yard regulations. A junk yard must be in a general commercial zone.

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

Respectfully submitted,



Richard Masimore  
Secretary