

Aug 26 1993

The Cedrus TWP planning Commission met at 730 PM. The meeting was called to order by Donald Ballinger.

Members present were Rick Sechrest, Jim Bailey, Tom Moore, Donald Ballinger and Salvester Gilbert Malone, Richard Mammare came in later.

Leroy Beecher was present with his subdivision for a lot on Valley View Drive, near Jefferson.

- (A) a 25-ft Right of Way has been added
- (B) Additional right of way has been dedicated to the township - 25 ft from the center of Valley View Drive.

The motion to approve the planning module and form C was made by Jim Bailey and 2nd by Tom Moore. The motion carried. Richard signed the forms.

Ron Munschauer would like to sell off the existing house and 3 acres. They already have a lot approved on Rohrbaugh Road (1 acre). They would like to keep 9 acres with the new building lot.

Jim Bailey suggested a site inspection. The inspection will be Tue Sept 7 at 630 PM at the existing house.

Jerry Mann - Deb Munschauer's brother represented the munschauers.

The Barry Lucas produce stand was discussed. Salator malone suggested the possibility of amending the ordinance. Jim Bailey and Rick Sechrist suggested amending the ordinance. The question is how to make the change.

- A. 50% to be grown on the farm
- B. Produce to be grown by the operator
- C. 50% by operator 25% within 15 miles of stand 25% from anywhere.

Action was made by Jim Bailey and 2nd by Donald for Salator malone to Draft an ordinance amendment to this affect.

The planning Commission recommend that the supervisors allow Lucas to proceed this year as long as he can comply to the ordinance by next year. Action was made to this by Jim Bailey and 2nd by Tom Moore the motion carried.

Galdie Day submitted a list of steps to be followed when submitting a subdivision plan. The board thinks this is a good idea and could not improve on it.

Galdie will use this list to give to people interested in subdividing.

SUBDIVISION PLANS

STEPS TO BE FOLLOWED WHEN SUBMITTING A SUBDIVISION PLAN

- (1) Meet with the Codorus Township Planning Commission with your proposal (after the go ahead from the Planning Commission proceed as follows:
- (2) Have percolation test performed by the Township Sewage Enforcement Officer (if tests are acceptable continue as below )
- (3) Have a registered surveyor or engineer draw the proposed plan and prepare a Sewage Facilities Planning Module.
- (4) Owners have plan signed and notarized (Original & 10 copies)
- (5) Have surveyor or Township secretary send one copy of plan to York County Planning Commission for review and comments .
- (6) If required, send a copy of proposed plan to the Township Engineer for review
- (7) Present proposed plan and Sewage Facilities Planning Module to the Township Planning Commission
- (8) Planning Commission will review plan and module and if acceptable, the Module must be approved for submission to the State Department of Environmental Resources, the Commission secretary signs the Module, which must also be signed by the Township Sewage Officer and the Township Zoning Officer.
- (9) After the above is done, the Module must be presented to the Township Board of Supervisors for approval. If approved for submission to the State Department of Environmental Resources, the Township secretary will send 2 copies of the Module, 2 copies of the Percolation test, 2 copies of the proposed plan and any other required forms to the York Office of the Pa. Dept. of Environmental Resources.
- (10) After the comments have been received from the York County Planning Commission and a letter of approval from D.E.R. for the proposed septic system, the proposed plan is again presented to the Codorus Township Planning Commission. If the Commission approves the plan, it will be signed by the Planning Commission members.
- (11) After the plan has been approved and signed by the Township Planning Commission, the plan is to be presented to the Township Board of Supervisors for final approval.
- (12) After final approval and signatures by the Board of Supervisors, ONE copy of the plan is to be taken to the York County Planning Commission for a signature and then taken to the York County Court House for recording in the Recorder of Deeds Office. NOTE: IMPORTANT - The plan must be recorded within 90 days from date of approval by the Supervisors, otherwise the plan is null and void.

(See Page #2 attached)

- (1) Surveyor costs are the obligation of the subdivider
- (2) Percolation test costs are paid to the Township Sewage Enforcement Officer (check made payable to Codorus Township) The present fee is \$250.00 for the percolation test, permit and inspection. Any other extra charges in addition to the above are also payable to the Township, such as extra trips to the site, extra probes, etc.
- (3) Fee to the York County Planning Commission for reviewing the plan (presently, the fee is \$80/Plan plus \$10 for each lot)
- (4) Filing fee to the Township (three lots or less, \$35. plus \$25. per acre, more than 3 lots, \$100.00 plus \$25. per acre)
- (5) Any engineering fees charged the Township relating to the plan are payable to the Township.
- (6) Recording fees to the York County Recorder of Deeds Office( fee is now \$10.00)

ALL FEES ARE SUBJECT TO CHANGE - CHECK WITH THE TOWNSHIP SECRETARY FOR ANY CHANGES (235-4634)

Discussion was held on changing the ordinance to allow repairs to be made to sewer systems without having an inspection or fees for such. The board is in favor of proceeding in this direction. Salientor Malone will provide copies of ordinances of other Townships which have this type of thing for the Commission's consideration.

Also discussed was an amendment to the ordinance allowing some additional lots to be utilized.

CODORUS TOWNSHIP ZONING ORDINANCE

Add to Section 626(9):

In addition any piece of land included in a deed dated prior to December 7, 1974 which deed does not describe any other piece of land and which has not since been combined with any other piece of land in the same deed and is described in the tax records of York County by a separate map and parcel number shall be considered a non-conforming lot and may irrespective of the requirements of Section 504 of this ordinance, be permitted one dwelling together with customary accessory buildings, provided such piece of land consists of at least 40,000 square feet of land and is at least 150 feet wide at the public street right-of-way line.

The meeting was adjourned

Respectfully Submitted  
Richard Masimae