

July 29 1993

The monthly meeting of the Cadmus TWP planning commission convened at 730 PM with the pledge to the flag. The minutes of the previous meeting were read and approved. The minutes of the previous supervisors meeting were available for review.

Members present were Donald Ballinger, Rick Lechriest, Jim Bailey, Tom Moore, Richard Masimero and the board's solicitor, Gilbert Malone.

Leroy Becker was present pertaining to another building lot. It is in a rural residential zone and would need a planning module. The perc was done in 1991 and would need to be checked to see if it is still valid. It is along Valley View Drive near Jefferson and is not quite 2 acres.

Tim & Lois Hoffman were present with questions about a lot beside their home. The lot was purchased prior to zoning and cannot be separated under the present ordinance. There is the possibility of an amendment to the ordinance which would allow this type of problem to be alleviated. They would like this area to be considered for a building lot. The board will take a hard look at this situation. They also stated a complaint

about the Lucas produce stand not being in compliance with the TWP ordinance

Action was taken to approve the entrance of 660.80 acres to the Cadmus TWP ag. security district. A motion for approval was made by Richard Maximer with a second by Rick Sechrist, the motions passed.

Ervin Rappoldt read a report of permits and discussed the Lucas Produce stand. There was some discussion on the use of travel trailers as a residence in the TWP. The planning commission had a site inspection of the Randall Bell property. They would like to subdivide 2 lots from the existing property.

If he can get valid permits the board will try to work with him. The area is pretty steep. The Rappoldt project is still waiting for a soil analyst to give an opinion. A resolution was presented to the board by Tom Moore and reads as follows.

To: Codorus Township Planning Commission & others.

It is an easily recognized concept that increased population density is contradictory to the conduct of agricultural operations. Therefore, as planners and policy makers we must carefully consider any suggestion that will have long range impact on our agricultural economy through increased residential growth in locations associated with agricultural use.

As a tax base, agricultural land returns to a community the highest value because of the commodity produced, plus the tax revenue in relation to the low demand for services, as well as, the intrinsic value of open space.

By contrast, residential land has difficulty producing as much revenue as it consumes in services. That is why residential areas eventually invite industry in, to share the tax burden. That is also why the "Clean & Green" tax law has stood for so many years as equitable:(since 1974).

Therefore I submit this resolution for adoption as a reaffirmation of direction for Codorus Township.

Thomas C. Moore

It was adopted by the board on a motion by Tom Moore and second by Richard Masimau with one vote against. Jim Bailey felt that the resolution was unnecessary.

Jim Bailey introduced a list of contiguous tracts in the township. The list was inspected by the board with no decisions made.

There was discussion on a change to the ordinance on non conforming lots. No action taken on this but an amendment will be prepared for the board's consideration.

The meeting was adjourned

Richard Masimau
Recording Secretary