

April 30 1998

Cadoux TWP Planning Comm.

The meeting opened with Chairman Thomas Moore presiding. Other members attending were Rich Sechrist James Bailey Debra Lawson Richard Masimone and Solicitor Gilbert Malone. The minutes of the previous meeting were read and approved.

Arvin Rappoldt gave his monthly report. There were questions about the property next to the Garver AMP plant. Two hundred feet of road frontage would be needed. This was tabled for future discussion, because it concerns possible re-zoning. Mr Rappoldt will get measurements.

Larry Mc McSherry wants to put a mobile home on his farm along Ridge Road. He owns 50 acres. He must subdivide 1 acre for the home. Arvin Rappoldt will stop & look at the site.

The Warren Farber Plan was reviewed. County comments require a merger agreement or statement on the plan dated Nov 23 1982 that lot #2 cannot be separated is void and must remain as part of residual tract I. There are no remaining building lots for this property.

The plan was signed after change was made. A motion to sign the module was made by Jim and 2nd by Rich. The module was signed. The motion was made to sign the plan by Richard and 2nd by Tom.

Luetta Warner has 7 acres and wants to sell 5 acres and retain 2 acres with her home. She should be able to proceed. Will need a highway permit before subdivision.

Jerry Stalman was present for discussion on the proposed ordinance change and the proposed Sewer Treatment facility.

The module for a sewer treatment plant would need to be signed. The Secretary was directed to sign the module unless one member of the planning commission or the solicitor directs the Secretary not to sign it on motion by Tom and seconded by Deb. Galder had questions about the new ordinance relating to ^{the} Paige Reed property.

He can expand up to 35% by going to the zoning hearing board.

A work night was set up for May 12 at 7.30. Everyone should read the open space Development proposal.

Meeting adjourned on a motion and 2nd by Deb & Jim. Respectfully Submitted
Richard Masimone Recording Sec.

March 26 1998

Codorus TWP Planning Comm

The meeting opened by Chairman Tom Moore. Other members present were Rich Sechrest, Jim Bailey, Deb Slawson, Solicitor Gilbert Malone and Richard Maximore.

The Warren Forbes subdivision was first on the agenda. The county comments have not been received yet. The Forbes wish to transfer a lot from the south side of the highway to the north side. The board does not have a problem with the plan - pending York County comments. The planning module was not ready for submission.

Kevin Rappoldt gave the past month's report.

The James Bailey subdivision plan to join 2 farms was presented by Doug Crawford. Comments questioned two dwellings on one lot. The board did not have a problem with the existing homes. Tom made a motion to approve the plan seconded by Deb. Gil mentioned that if new construction for a tenant should occur on another property that we (the board) should have our normal controls i.e. poor ground, easily subdivided etc. A note needs to be added that there should be no building rights remaining. Jim abstained from voting.

Dennis Becker presented Jim Backus storm water plan for a new chicken house. Comments were addressed. The storm water pond needs an emergency spillway and a minor elevation change. York County Conservation District. Nutrient management was accepted. Penn State wrote a letter accepting the water recharge as accepted. Tom made a motion to approve the plan contingent upon the engineering corrections as suggested by the Township engineer.

Seconded by Rick. The motion passed but the plan was not signed.

Dennis Becker also presented the plan for a 60x500 ft chicken house off of Gladfetter Road for Gene Burton. He would be allowed to proceed.

Dennis Becker also had a plan for Shoppers Church. They would like to subdivide the Sextant house, 1 acre off of lot #2. The remaining land to be joined to the church property. This would be possible. They also wish to make the cemetery's one separate property. The property line would be too close to the church. They would need a variance. The board will not recommend this situation but they are entitled to seek a variance if they wish.

Graystone Development represented by

Jerry Slatman presented a plan proposing the open space idea. He asked if the proposed ordinance changes relating to this type of plan will be discussed later in the meeting? He presented the earlier plan for the same area showing culdesac and turn around area. The plan shows one entrance for the development and one detention basin w/2 entrances and one exit.

A revised plan would have to be acted on after the ordinance is changed (if it is). The plan consists of 64 units, part in the TWP and part in Jefferson Boro. Approx 33 units are slated for the TWP. The total plan is for 26 acres.

The planning module must be reviewed and county comments and TWP engineer comments are needed. The TWP may opt for the revised type plan even if the Boro will not go along with it.

Lee & Lynn Snyder and Alan Wright of Codorus Estates were present. Their plan shows 64 lots on 79 acres East of the Jefferson Boro. The plan contains some wooded area and consists of single family lots. They range from 25,000 sq ft to 88,000 sq ft. with an average size of 38,000 sq ft. There are 2 prepared access roads with public water and public sewer.

① Open space was discussed possibly maintained by a home owners association.

② A bonded developer fund for open space maintenance as a possibility.

The board had no problems with the density of the sketch plan.

The sewer plant should be in the best region possible.

Public Comments — ^{The} Paige Reed property would be considered a nonconforming special exception. It was recommended that the zoning officer go to the property to get measurements of what is now there so we have a basis for any future expansion. The supervisors could ask the owner to supply a plan showing everything that is there now. The board was informed that this problem is in the hands of the supervisors.

On April 14 at 7:30 a work session will be held for the ordinance.

The meeting was adjourned on motion by Rick and 2nd by Richard.

Respectfully submitted
Richard Masumura
Recording Secretary

Feb 26 1998

Codorus TWP Planning Comm.

The meeting opened with the pledge to the flag. Members present were James Bailey Rich Sechrist Tom Moore Deb Slawson Salicitor Gilbert Malone and Richard Masimae. The minutes were read and approved.

Jim Bailey plans to join 2 of his farms. One of 31 acres and one of 73.94 acres.

This was reviewed by the board and seems to be OK.

The upcoming development of 26 acres East of Jefferson was discussed. The property is about equally divided between Jefferson Boro and Codorus Township. The suggestion of having the parties concerned with the development meet with the planning board and the supervisors.

This would be a separate informal meeting. There were no permits issued during Jan. Tom reported on the inspection of the Fireworks Storage farm. There was discussion on the explosive storage area.

The board recommends that the Supervisors pass the amendment to the ordinance on March 11.

The Codorus TWP Planning board will meet with the Jefferson Boro planners on March 11 at 700 in the Fire Hall.

The planning board recommends that several items be stressed for the Spautwood Farm Annual event. 1 Traffic Control. The 216 entrance for emergency equipment. Sanitary conditions (Porta poto) ^{limit per 100 people}. Trim Trees along entrance as needed. Liability insurance of at least 1 million dollars. Parking.

The T D R (Transfer of Development Rights) was discussed. The board will continue to pursue this idea.

The meeting was adjourned on a motion by Deb Lawson.

Respectfully Submitted
Richard Masman
Recording Secretary

Jan 29 1998
Codomo TWP Planning Commission
The meeting was opened by Chairman
Tom More. Other members present were
Rick Lechriest Jim Bailey Deb Slawson
Richard Macmure and Solicitor Gilbert
Malone.

The Gordon Shive Subdivision on Shaffer
Road 1.07 acre was discussed.

The minutes of the previous meeting were
read and approved.

Erwin Rappoldt gave his report. He stated
that a stop work order was issued to
Page Reed for fire works storage on the
Chulcoat and Peters property.

Future plans need a uniform system of
denoting any existing dwelling rights.

Parcel #46 B on Tax Map D G now has 1 dwelling
right. The Shive plan was passed on a motion
by Jim and 2nd by Tom.

County Comments of the Dean Beard Subdivision
were reviewed. A motion to sign Form B
was made by Richard and 2nd by Deb.

Lot #1 contains 1.99 acres and Lot #2 is
1.99 acres. A motion to pass the plans
was made by Rick and 2nd by Richard
subject to the Enlargement of Note #7

Warren Forbes had questions on subdivisions. He would like to subdivide a lot on the North side of Pierceville Road. This would be OK if it passes. If not he could use area on the south side of the road next to Steve Forbes. He will need a highway entrance permit.

Jerry Caslow was present to resubmit his plan. It is primarily the same plan as before but simplified by having separate drawings.

The County comments were reviewed.

The plan was passed on motion by Jim and Rick.

The Charles Dyer plan was reviewed. The County Comments were reviewed. Form B was passed and signed on a motion by Tom and Deb. The Plan was passed on motion by Rick and Tom.

The De Brabender plan was reviewed. The board is waiting for the agreement before finalizing the plan.

Bob Edminger was present. He would like to sell the property he bought from Donald Baker to another party. He signed an agreement that added this parcel to his homestead. The land in question is 37 acres and has no building rights.

He wants to sell it to Earl Olsenbeck.

It doesn't fair the Elennock property.
He would need a written agreement combining
the two properties. The mortgage will have
to be taken in on this also. The same
mortgage must ~~be~~ cover both properties.

Because the Elennock property after the
proposed merger will be larger than the
Elminger combined property at present. We
believe that the proposal is permitted by
Section 503(A)(3) of the ordinance. There
must be a subdivision plan of the Elminger
property and mortgage of the Elminger
property and a merger agreement. There may
not be any mortgage on the existing
Elennock property which is not also on
the part to be bought from Elminger.

Suggested Changes to Section 632

Relative to Explosive Storage.

Sec. should write the ordinance and
fax it to the Township.

Also design some way to record
undeveloped lots in the Township

Deb made a motion to adjourn

Respectfully Submitted
Richard Masimiro
Recording Secretary