

Codorus TWP Planning Mtg. Dec 10 1998
Members present were Rick Sechrist
John Bailey, Tom Moore Solicitor Gilbert
Malone, Richard Maximow and Engineer
Jeff Shue.

Harry Ferry was present. A storage
shed is being erected on property that
doesn't have a dwelling on it. The septic
system was installed this week. According
to the zoning ordinance the house should
be under construction first or at least at
the same time. The board suggested that
the house permit and the building
permit be issued at the same time.
The minutes of the last meeting were
read and approved.

Robert Elminger was present with his
plan. Mr. Elminger needs to have an
agreement of merger for the plan. The
ag. note needs to be included and statement
that it is a non buildable lot. Jim
made a motion to sign form B with a
2nd by Richard. Form B was signed.

Tom made the motion to pass the plan
contingent on the above mentioned items. Jim
made the 2nd the motion carried and the
plan was signed.

The Olezyewski plan was presented by Doug Crawford. Lot #1 is 1.69 acre. A driveway maintenance agreement would be needed. There will be 3 homes using the same driveway.

The driveway needs to be 16 ft wide until the last dwelling drive. The plan needs the ag note. The lot # needs to be changed. ~~and a driveway~~ The owner stated that he intends to maintain all of the driveway. He was told to bring the plan back to the next meeting.

The Anna Mae Fairbairn plan was presented. A merger agreement would be needed to merge remaining property with property currently owned by Rene. One plan takes the house and barn of Anna Mae on approx 1 acre and conveys it to Gladys Wright. The other plan straightens property lines for Lynn & Remaine Miller and Harry Fairbairn. A motion by Jim and 2nd by Tom to separate Existing Dwelling Lot #2 passed.

Jason Grace and his Attorney were present pertaining to the Sprinkle Home & Farm. He would like to sell the House and approx 1 acre, and merge the remainder of the property to his own property. Rick made a motion to allow this but proposed a approx 1.25-acre subdivision. Jim 2nd the motion.

Tom abstained. the motion carried.

Jayce Kearney was present with her subdivision plan. Lot #4 & #5 1 acre each.

A motion was made to sign the module by Tom and a 2nd by Jim the motion carried and the ~~plan~~^{module} was signed.

County comments were needed.

The Luetta Warner plan was discussed.

The plan should show an accurate driveway entrance. A drive way permit needs to be issued and an accurate perc location shown before the plan can be passed. Richard made a motion to ~~pass~~^{sign} the module and a 2nd was made by Tom. The plan was tabled until it is made accurate.

Gary Masimone & Steve Miller were present. Gary owns 30 acres of woodland.

They had questions about subdivision. If the property is 30 plus acres he would be allowed 3 building lots. If it is under 30 acres he would be allowed 2 lots. He was told to get a survey and a plan.

Jeff Shue was present with information about a Sewerage Disposal System in the Jefferson area of Cedarus TWP.

The meeting dates for 1999 were established. They will be the last Thursday of every

month except December. A motion was made by Tom and 2nd by Jim. The motion carried. There was some discussion about changing the ordinance due to the Judges interpretation.

Salutors bill of 6491.22 was reviewed and recommended to be paid by the supervisors on a motion by Jim and 2nd by Tom. The motion carried.

Tom had some recommendations of things to be considered during 1999.

Hardship Cases, Transfer of Development Rights
The adoption of Boca Codes, Adult Entertainment
The 537 plan for the Jefferson Area
and Child Care.

It was also suggested that a written report be required from the zoning officer including sketches dimensions and plans for the TWP files.

Mrs. Fredders was present and made statements about the adoption of the BOCA code or another code for construction inspection. The meeting was adjourned.

Respectfully Submitted
Richard Maxine
Recording Secretary

Codorus TWP Planning Board.

Oct 29 1998

The meeting opened with the pledge to the flag. Members present were Rick Sechrist, Jim Bailey, Richard Masimone, Tom Moore, Deb Slawson, and Gilbert Malone. The minutes of the Sep meeting were read. Jim and Deb were added to the list of those who met with the TWP engineers.

Doug Crawford representing the Olszewski's was present. The proposed lot may be changed to a smaller area. A motion was made by Jim to sign the planning module and 2nd by Richard. The motion carried and the module was signed.

Richard Colton was present. He would like to remodel an existing building on his property into a gift shop. The shop would be operated in conjunction with the Tea Room. The hours of operation would be the same as the Tea Room.

This should be OK as long as most of the sale items are made and prepared on the property. This would fall under home occupation. He would need a permit from Mr. Rappoldt. Deb made a motion to recommend the issuing of the permit.

Arvin Rappoldt gave his report for the past month.

Bob Danneman and Joe Davis were present with questions about a property near Larue. The property is the old ~~Kindle~~ Store (Rutter Store) building. The property is in Rural Residential and ag area. The proposed use is for a Ministry Center for Drug and Alcohol Re Hab. A family would live there for round the clock supervision. People treated would be under the auspices of the Church (New Exodus Fellowship). Approx 10 people (adults) would be there at a time for a approx 30 day stay, for which a fee would be charged.

There would have to be a zoning hearing for this and the owner of the property would have to join in on the application for the hearing. This would be for a variance to make ~~a~~ reasonable use of an existing dwelling or Special Exception. The home is approx 3340 sq ft.

The Luetta Warner subdivision was discussed. A highway permit is necessary before they can proceed.

Harold Warner from the Sinsheim area wants to sell 26 acres to an adjoining farm.

He would not be able to do this as he wishes.

Jayce Keesey was present to discuss possible line changes on proposed plans.

The 2 lots in question would be allowed 1 full acre each. The plan needs to go to county planning. A motion was made by Richard and 2nd by Jim to send the plan to county planning. Motion carried.

A proposed retention request for the Gray subdivision to June 30 of 1999 was received.

Rich made the motion and Tom 2nd the motion recommend retention approval to the supervisors. The motion carried.

The meeting with Jefferson Boro officials was discussed. The act 537 plan was discussed.

Mr Gray is interested in operating the sewer plant. Mr Snyder is not interested in operating a sewer plant. Jefferson representative stated that they want to cooperate. The TWP and Boro should work together on this project.

The engineer should recommend alternative ideas and siting choices. Also should give the board directions as to the Stahlman proposal to see if there is any thing we should be concerned about. Tom, Deb & Lamar Gladfelter volunteered to work with the boro representative.

Richard made a motion to hold the next planning meeting on Dec 10 Tom 2nd the motion carried

Homework for the next mtg: identify items to be addressed in 1999.

The mtg was adjourned

Respectfully Submitted
Richard Masimore
Recording Sec.

Sep 24 1998

The monthly meeting of the Codorus TWP planning Commission opened with chairman Tom Moore presiding. Other members present were Jim Bailey ^{Rich. Seepriet.} Richard Maximon, Deb Lawson and Solicitor Gilbert Malone.

The minutes were read for July and approved as corrected. They were read for August and approved as corrected.

Chris Rappoldt gave his report.

Kevin Burke was present pertaining to the property along Hilderbrand Road. He stated that Farm Trust will allow sub-division of the 20 acre property. He would need about 1.5 acres for the bottom lot.

He thinks that he will put one dwelling in, in the near future and a 2nd dwelling at a later time. Rich made a motion that the TWP would agree if subdivision is applied for at a later date following the configuration on a sketch attached to the minutes. The motion carried following a 2nd by Deb.

Thomas Olszewski wants to sub-divide a lot from his farm next to Leland Snyder. He would be entitled to one acre on poorer quality ground. He will try to put the lot on the Myers Road end of

his farm. A 25-ft Right of Way would be required to the point where the driveway splits. The property carries a quota of 3.

Mr & Mrs Kenneth Wright were present with Doug Crawford with the plan for the Anna Mae Faurman estate. The building allocations need to be determined. When Nevin Faurman bought the Raddliewitz property should be known. It was then later sold without a subdivision to Harry and it apparently carries a building right. The remainder of the property has no remaining allocations. A letter will be written by Gil to the family of the Faurman Estate.

The Joyce Kasey proposed plan was reviewed. Lot #3 can be split into 2 lots. A passing perc was done so the allocation would be able to be used in this area.

Gil stated that Mr. Elminger is working at correcting his subdivision problem.

Mrs. Hedders presented a request for the TWP to adopt a building code to protect people in high density housing. She also requested operational fire hydrants before building may take place. She also requested that parking restrictions be looked at.

The board wants to see what type of Regulations the state comes up with.

The board will take the ideas of the proposal under advisement.

Mr. Rappoldt had questions about easements on his property along Friends Church Road.

Tom Met with the engineer about the sewerage treatment plant.

The TWP will have a work night meeting on Oct 15 at 730 at the TWP Building
On Oct 22 a Joint Mtg with the Jefferson Boro & Planners will be at the Jeff Municipal Bldg. Rich. Made a motion to adjourn
2nd By. Join

The meeting was adjourned

Respectfully Submitted
Richard Masumore
Recording Secretary



FARM & NATURAL LANDS TRUST of York County

208 E. Market Street, York, PA 17403 (717) 843-4411 Fax (717) 854-7452

September 17, 1998

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Administrative Assistant

Mr. and Mrs. Kevin Burk
948 Gaming Square
Hampstead, MD 21074

Dear Mr. and Mrs. Burk:

At today's meeting of the Board of Directors of the Farm & Natural Lands Trust of York County, a motion to amend the conservation easement currently held on the property in Codorus Township by Candace Marsden and Barry Barchey was passed.

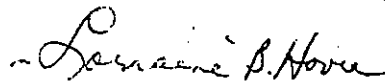
In effect, the amendment will remove the language that specifies who must live on the premises and allowing two residences to be built and the property subdivided according to zoning ordinances in effect at the time.

In response to your other questions, just let us know when you have the final plans for the location of your house. The sample houses that you submitted are fine and pools and ponds are acceptable.

We appreciate your cooperation in this matter. We hope the sale goes through for you and we look forward to a long and successful relationship with you as a holder of one of our easements.

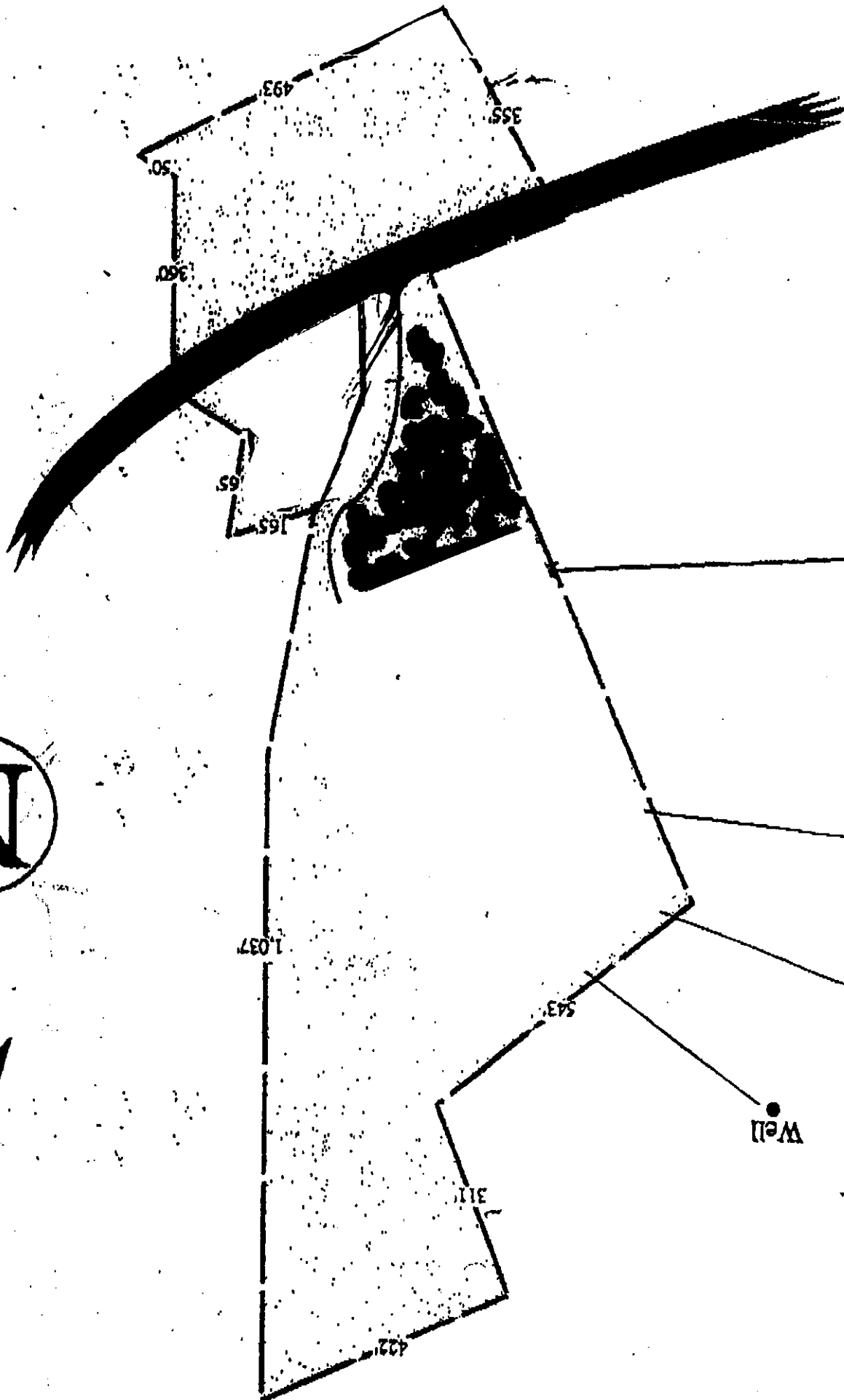
Please don't hesitate to call if you have any further questions.

Sincerely,



Lorraine B. Hovis
Executive Director





Run-in Shed
and pasture

House

Barn

Well

COMMENTS TO THE CODORUS TOWNSHIP PLANNING COMMISSION REGARDING ADOPTION OF A BUILDING CODE ORDINANCE AND REQUESTING CHANGES TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (Sept. 24, 1998):

Since the recent adoption of the "Open Space" ordinance brought several issues to our attention, I would like to **request that you recommend adoption of the 1996 BOCA National Building Code** to the Supervisors in order to **"provide for the protection of public health, safety and welfare."**

Having lived in this township for 22 years, why am I asking you to do this now? Up until this time there has been little residential building in Codorus Twp. due to the emphasis on preservation of agriculture. However several recent developments may cause this to change. Large scale, high density residential developments are only allowed with public sewer and water and these were not available in our township until recently.

However, since the York Water Company has extended its lines (with all the water available in Lake Williams & Lake Redman) to Jefferson and Seven Valleys boroughs there is now plenty of public water available to the Rural Suburban and Rural Residential areas. The PA Sewage Facilities Act (Act 149) adopted in 1994 allows private developers to build small sewage treatment facilities to service their own developments, rather than waiting for a municipality to build or expand a publicly owned sewage treatment plant to service the whole area.

There is no need for high density residential developments in our township. There is no shortage of affordable housing for those who work in the nearby areas. Many houses in the Jefferson area have been "For Sale" for up to 2 years. So what will encourage people to drive 35-50 miles to work when they can find the same type of housing within 5-10 miles of their workplace? Cheap housing! What makes the same type of housing cheaper to build here than in Cockeysville or Westminster, Md., or in Shrewsbury or New Freedom (places close to major highways, stores, etc.)? --the lack of a building code which allows a developer to build row houses and multi-family dwellings without fire walls. The lack of a building code which allows a developer to cut corners on building materials, type of wiring, quality of plumbing materials, roofing materials, etc. If we continue to allow residential housing to be built without a building code in this township, we could soon become the site of much cheap, unsafe housing which will have a negative impact on the value of the current single family homes which exist in these residential areas of Codorus Township. Moreover, allowing row and multi-family dwellings to be built without fire walls will lead to headlines like these in Codorus Twp. in the future. (3 row houses in York City burned on Aug. 7 leaving 14 people homeless, 8 row houses and a business burned in West York on Sept. 8 leaving 25 people homeless--both daytime fires, so no one was killed in their sleep. The York City one occurred where there is full-time professional firefighters on duty.--Both locations were built before fire walls were required in these municipalities.)

Secondly, I request that you **add a requirement to s. 722 of the Subdivision and Land Development Ordinance that fire hydrants must be operational before any building may take place.** It takes about 10,000 gal. of water for the average single house fire (that is not fully involved upon arrival of fire equipment) and the Jefferson tanker holds 1800 gals. of water. The total amount of water Jefferson trucks can bring to a scene is 4000 gal. When houses are built only 20 ft. apart(or attached) there is great danger of fire spreading from a home under construction to one already occupied. Troy Snyder, a professional firefighter, told the Supervisors on August 6 that fires in dwellings under construction are the most difficult to control. On September 14 a fire hydrant was credited with saving a Windsor

Twp. home from being destroyed. (See newspaper clipping.)

Thirdly, I request that you revise s. 617 Residential Parking. Change the requirement from "At least one off-street parking space with access to a public street shall be provided for each proposed dwelling unit." to "At least two (2) off-street parking spaces with access to a public street shall be provided for each proposed dwelling unit with a lot width over 60 ft. and at least three (3) off-street parking spaces with access to a public street shall be provided for each proposed dwelling unit with a lot width 60 ft. or less." I offer this picture of an actual development where 2 off-street parking spaces were provided, on a 30 ft. wide street but with no restrictions on where people may park. Therefore, they use their garages for storage and park one car in the driveway and one car on the street as they have nowhere else to park. They fill both sides of the street and this allows only one car to pass at a time. Now picture this same development after a snow storm, with a snow plow trying to get through. Or picture this street with a school bus trying to pass with a car coming the other way. Or picture what happens when a fire truck stops and sets up by a fire hydrant using 14 ft. of cartway and an ambulance needs to get to the scene! Or what if an ambulance arrives and there are multiple victims, or Advanced Life Support is needed?

For this same reason, I request that you add **Parking Restrictions to s. 700 Street Design Standards**. **"* Parking restricted to one side of the street only"** for streets with cartway width of 28 ft. and **"** No parking allowed"** for streets with 26' and 22' cartway width. Also, **Parking Restrictions need to be added to Section 602 (D)** which requires 20-foot wide streets in developments of 10-20 units and 26-foot wide streets in developments of 20-30 units. On streets this narrow **no parking should be allowed** or adequate fire protection will be impossible to provide, no matter what size lots are found there. Finally **Parking Restrictions need to be added to Section 712 (after #4)** where "cartway width may be reduced to 24 feet" in cul-de sacs, and where there may be only be a "paved travelable area 16 feet in width." in the cul-de-sac itself. If a development is planned, knowing that on-street parking is restricted or not allowed, then adequate off-street parking can be designed into the development. If the township tries to restrict parking after homes are built without adequate off-street parking, then residents will rightly protest that they do not have anywhere else to park their cars, let alone the cars of visitors. Such is currently the case in Hopewell Twp. when Supervisors tried to eliminate parking on two residential streets.

Many of the 192 people who signed the petition that I presented to you at the August meeting were very concerned that adequate off-street parking be required. Many of them had lived in high density developments and knew first-hand of the problems caused by lack of adequate parking and street width. You have the power to prevent such problems for this Township. I hope you will be pro-active and support the changes I have requested, rather than waiting until problem developments are built and then react to the situation too late to save people from inconvenience and even personal tragedy(such as fire in row homes without fire walls).

Thank you for your time.

Cecile Fitter

Codorus TWP Planning Board Aug. 27 98

Members Present Rick Jim Richard
Tom Gil Deb

Frances Barrick would like to open a nursery on their 8 acre property. They live on the north side of Sinsheim road. It seems to be a permitted use if she sells what she raises herself. However they intend to sell other things as well. She was told that a special exception would be required from the zoning hearing board under the Farm Market section.

Mike Graft had questions about subdividing his 6 acre property. He would like to subdivide the part on the east side of 6/6. He was told to get it ^{perked} ~~perked~~.

Kevin Burk had questions on subdividing ~~the property~~ (the former Salomon property on Hildebrand Road)

The property has 2 building rights. He would like to take the 4 acre parcel on the south side of Hildebrand Road ^{to build a house}. He has a contract on the

property. Tom was at a site inspection in 1995 and said that the ground in question is good farm ground. The property contains 20 acres. A site inspection was scheduled for 6:30 Wednesday Sep 2.

Mr + Mrs Kenneth Wright, Harry Faurhman and Rene Faurhman had questions about the estate of Mae Faurhman. They had a plan separating one set of Buildings from the estate. York County Comments will be needed and also form B must be filled out. The remainder of the property needs to have a building allocation assigned to it. There are no remaining building allocations. The property could be merged with that of Rene ^{6B} so a perc would not need to be done. ^{This would} make Rene the owner of the remainder of the property. There were questions about changing some property lines between Harry's lot and that of Bernaine. This could be done but should be finalized on the plan before any action can be taken.

Evelyn Hoffman represented by Jason Cunningham was present pertaining to a property at Pine Valley. He wants to turn the dwelling into a 2 family dwelling for his mother. A 2 car garage and patio would be utilized for the quarters.

The board suggested showing a plan to the zoning officer and the plan should be brought in to the board. The septic system needs to be checked for the additional capacity. He may bring information in to the supervisors.

Eugene Copezio had questions about an addition to his house. He was told to take the plans to the zoning officer.

Chairman Tom Moore made comments pertaining to the proposed zoning ordinance and also stated that the public would have its chance for comments & questions. The board made some changes on the density and the street width.

Mrs. Redders had a prepared statement from which she explained parts of. She also had a petition signed by TWP people urging the board not to pass the

ordinance. After much discussion the board felt ^{that} with the changes made to the amendment to the ordinance we should be ready to have a motion on it.

One final change was made to change the buffer yard to 50 ft instead of 100 where it abuts agricultural, commercial or industrial uses.

A motion was made by ~~Jim Bailey~~ Deb Slawon and 2nd by Jim Bailey to recommend the ordinance to the Supervisors for their approval. The motion carried.

A sample chart of density determination may accompany the minutes.

A question was raised about the timetable for Cedrus Estates plan. The plan was not yet officially presented to the Township.

The meeting was adjourned following a motion by Jim and 2nd by Deb.

Respectfully Submitted
Richard Masynski
Recording Secretary

DENSITY DETERMINATION

HOUSING TYPES	PROPOSED ZONING	
	MINIMUM LOT AREA (ft ²)	UNIT DENSITY FACTOR (unit/acre)
single family unit	7 500	2.9
duplex building	11 250	3.9
duplex family unit	5 625	3.9
multi-family building	4 875	4.47

EXAMPLES**SCENARIO [120 acres, 100 developable acres, 72 buildable acres (60% of 120=72)]**

HOUSING COMBINATIONS	PROPOSED ZONING	
	# OF UNITS	
1.) 100% single family units	290	
2.) 100% duplex family units	390	
3.) 100% multi-family units	NOT PERMITTED	
4.) 50% single family units	145	
50% duplex family units	195	
total	340	
5.) 50% duplex family units	195	
50% multi-family units	(224 reduced to 50% of total) = 195	
total	390	
6.) 30% single family units	87	
30% duplex family units	117	
40% multi-family units	178	
total	382	

July 31 1998

Cadmus TWP Planning Commission

The meeting opened at 7:30. Members present were James Bailey, Rick Sechrist, Tom Moore, Debra Slawson, Solicitor Gilbert Malone, Richard Maximow and about 35 Township residents.

Bruce Rappoldt gave his report. He said a Mr. Hughes wants to start a home occupation. He seems to meet all the requirements.

Mr. & Mrs. Peter Bury had questions about building rights to their property on Trump road. They have 2 parcels containing 32 acres. It looks like there are already 3 dwellings on the property. They bought the 2 parcels at different times and have 2 separate deeds and 2 separate tax bills, however their quota is exhausted.

The next item of business was the proposed amendment to the zoning ordinance.

Solicitor Malone gave an overview of the intent of the amendment to those in attendance. There were questions about what areas are RR and RS & what AG zoning is about. Some of the residents were concerned about the zoning map being changed to RR or RS. There was much discussion and numerous questions raised about the proposed amendment to the ordinance.

After quite a period of discussion ^{Mr} Cecil
Fetters had a prepared statement which
is included with the minutes.

An explanation of the Transfer of Development
Rights was made by Chairman Moore to the
audience. Most people in attendance were
opposed to the proposed ordinance, feeling that
the density is too high.

Deb made a motion to apply the new
ordinance to rural suburban only and not
to rural residential. Tom seconded the motion
the motion carried. Jim raised questions
about lot sizes and problems with the
organization of open space. Which way
will the TWP benefit the most on the
tax scale. He also feels that the Street
Size is too small. Jim feels that the
concept is OK but we may be rushing
things for the TWP. Jim made a motion
to table the proposed change and give
more thought before recommending it to
the supervisors. The motion died for
lack of a 2nd.

* Deb Slawson made a motion ^(as amended above) to
recommend the ordinance with the corrected
math example to the supervisors for their
approval. Tom made the 2nd. Jim Voted
against the motion

Rich abstained. The motion carried with three yes votes.

The Codorus Estates module was sent back due to their wanting to supply the sewer treatment plant. DEP will decide on who will build and maintain the plant following the TWP engineers recommendation.

Jerry Stahlman on behalf of the Graystone plan presented the board with letter granting a time extension until Dec 9 1998.

* Bill Sprinkle ask to consider changing the ordinance allowing larger farms to be split into smaller parcels. The board feels that they should not be split into areas of ~~less~~ ~~than~~ 50 acres or more.

Gib stated that Mr. Elmiger received a letter about his property sale without proper procedure and is interested in doing what needs to be done to straighten out the problem.

Tom made a motion to adjourn with a 2nd by Rich.

The minutes were read and approved before the motion to adjourn.

Respectfully Submitted
Richard Mammone
Recording Secretary

stallman & stahlman, inc.

Planning • Engineering • Surveying

george l. stallman, III, A.I.C.P.
jerry t. stahlman, P.E.

139 east market street
york, pennsylvania 17401
tel: 717—854-0011

July 30, 1998

ATTENTION GOLDIE DAY
CODORUS TOWNSHIP
R D #2, BOX 2117A
GLENVILLE, PA 17329-9715

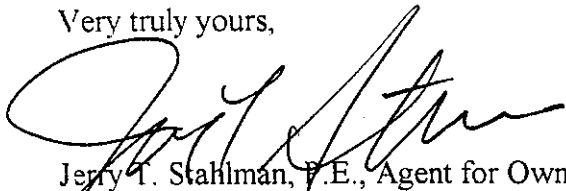
Subject: Lynwood J. Gray, Jr.
Subdivision - Graystone

Gentlemen:

The owner, and I as agent for the owner, Lynwood J. Gray, Jr., 1 Spring Hill Farm Court, Hunt Valley, MD 21030, are granting the Township a time extension until the December 9, 1998 supervisors meeting.

The additional time is necessary so the applicant's consultant can address outstanding issues.

Very truly yours,



Jerry T. Stahlman, P.E., Agent for Owner
JTS:kew

cc: Lynwood J. Gray, Jr. Owner
File

COMMENTS TO CODORUS TWP. PLANNING COMMISSION REGARDING
PROPOSED ORDINANCE #98-2, TO PROVIDE FOR "OPEN SPACE" DEVELOPMENT
IN THE RURAL RESIDENTIAL AND RURAL SUBURBAN RESIDENTIAL DISTRICTS
OF THE TOWNSHIP:

First let me state that I am totally opposed to allowing the "Open Space Development" described in the Ordinance to be extended into the Rural Residential District. Section 510 of current Zoning Ordinance states that this District is established to promote and encourage a suitable and safe environment for family life by providing only for **low density single family residences** and "is intended to encourage a mix of residential and agricultural uses in close proximity to one another." The smallest lot size currently allowed is 20,000 sq. ft (1/2 acre) with minimum lot width of 100 ft. and only single family residences are allowed. This proposed ordinance would allow single family homes on 7500 sq. ft. lots with min. width of 60 ft. and also 2-family, row and multi-family dwellings on lots as small as 4875 sq. ft. (about 1/8 acre) with lot width of 20 ft. I imagine that this room is 20 ft. wide and that would be the entire lot width allowed in the Rural Residential District. Instead of "low-density" this ordinance would allow almost 8 row dwellings per acre, and allow 485 dwellings in the 100 acre example given in the ordinance example. Under current zoning for the Rural Residential District, the maximum # of dwelling units would be 200.

I believe this to be totally contrary to Section 201, Community Development Objectives, in particular the objectives "... to avoid overcrowding of land" (#2), "to provide for the control of development density..." (#3), and "to secure the preservation and prudent use of natural resources, in particular the preservation and prudent use of agricultural lands." (#6).

✕ Furthermore, row dwellings, multi-family, and two-family dwellings are already allowed in the Rural Suburban Residential District and this ordinance would only allow them to be closer together, with less front, side, and rear set backs, thereby actually contradicting the stated purpose "to insure that each living unit has proper light and air." This would only benefit the developer, allowing him to spend less money on sidewalks and streets, while allowing him to pack smaller units into the same land area.

I cannot understand why the Planners of this Township would want to encourage more dense development within the township. People who wish to live packed together like sardines have plenty of options in townhouse and apartment developments in Hanover, Dallastown, Red Lion, York Twp., Manchester Twp. Etc. These areas already have paid police, fire, and ambulance services to handle the problems created by such high-density housing. Obviously any new residents for such small dwellings would have to drive here from rather far away, thereby congesting our roads and causing problems with our slow moving farm vehicles, not to mention their intolerance for dust, noise, flies, smells, etc.

Lest you think that the current lack of public water and sewer facilities would discourage developers, you should learn a lesson from Jefferson's dilemma. If the incentive is good enough, a developer will install his own sewage treatment facility and York Water Company seems quite willing to extend its lines to any area of the

County.

Finally, I cannot understand why you would consider allowing street widths to "be reduced to 26 feet." The more vehicles which need to use a small, dense area, the more critical the need for wide streets to allow emergency vehicles, school buses, and snow removal equipment to get past parked cars. Additionally, since each lot would only be 20 ft. wide (enough for a 2 car driveway), where will any visitors, or a teenage child park? If you allow 26 ft. street width and the residents of a townhouse start a kitchen fire while entertaining a few guests, how will fire trucks get access when cars could be parked on both sides of the street? If there are 8-20 ft. lots in a row, with driveways coming out of each, where will you put the snow without completely blocking all driveways?

However, there are actually some good points to the proposed Ordinance.

1. Item #IV. that would **increase** lot size for Single Family Dwelling from 12,000 sq. ft. to 15,000 sq. ft. seems to benefit future residents.

2. Under 2. (c) requiring the "Minimum Common Open Space " to be 40% and all of Sections 3 and 4 referring to the "Delineation of Required Common Open Space" and "Ownership and Maintenance" of such space would be positive additions to our Ordinance, if they have been modified in accordance with the comments provided by the York County Planning Commission.

3. #11. "Ratio of Dwelling Types" which states that "No more than 50% of the total number of dwelling units may constitute row dwellings or multi-family dwellings" is a positive requirement. Thereby, even in the Rural Suburban Residential District, where row dwellings and multi-family dwellings are already allowed, there could be "a variety of housing types." which is already a "Community Objective" (Sec.201, #7).

Therefore, I request that the Planning Commission do the following:

1. Delete any reference to the Rural Residential District from the proposed Ordinance, thereby continuing to only allow Single Family Dwellings on 1/2 acre lots in these areas.

2. Do not delete Section 625 which sets minimum standards for single family housing in a cluster development.

3. Do not delete Section 615 but rather substitute those current standards (regarding lot area, width, depth, and setbacks) for Section 5 (b) in the proposed Ordinance.

4. Increase "Minimum Tract Area" (#2. (c) 1.) from 5 acres to 10 acres as recommended by the York County Planning Commission.

5. Delete the phrase "street widths may be reduced to twenty-six(26) feet." from Section 9 so as to "protect the public health and safety" which is one of the Purposes of the Zoning Ordinance (Sec. 103)

If you make these changes, I believe this Ordinance could address the **Purpose** (Sec. 103) "To prevent ... overcrowding of land, blight, danger and congestion in travel and transportation, and loss of health, life or property from fire...or other dangers."

Thank you for your time.

Cecile H. Fetter



MRS CECILE FETTERS
RR 2 BOX 2298
SPRING GROVE PA 17362

Codorus TWP Planning Commission
~~July~~ June 25, 1998

The meeting opened and the minutes were read and approved.

Members present were Tom, Richard Deb. Jim and the boards solicitor Gilbert Malone.

Charles Kehew was present from James Halley Assoc. representing Codorus Estates. to review Component 4A. The form was filled out and signed by Tom Moore.

Bruce Rappoldt gave his morning report. He also had questions about qualifications for land development. The ordinance may have to be checked to see if a registered surveyor needs to determine water runoff of a project or a registered engineer.

The lot of Larry Mc Cherry was reviewed. It should be OK where he has the trailer if it is subdivided showing right of way for access.

Victor Basley along Rockville Road would like to put in a trailer for his parents. The lot is 1.5 acres and would be a hardship case.

Jayne Keesy and William Baughman were present. She would like to have a 1.427 acre lot along Reeser Road.

The board feels that Lot #3 is large enough to have 2 lots in this area and would prefer to have 2 lots along the road rather than an over size lot in the woods along Resler road. The board does not like the idea of an oversize lot in a pan handle design along Resler road. She was asked to get a perc on the east side of lot #3.

Prior minutes were reviewed and the board position remains the same.

The next effort would be to see if the east side of lot #3 passes or fails.

Patricia Dwyer had questions on a property that is in both Codorus and Springfield TWP. She wanted to know if the TWP had any restrictions on the 13 acre property. A drawing shown to the board had a part of the 13 acre parcel listed as (recreation)

Codorus TWP does not have the property listed as such.

The Lettie Hack Subdivision along Chestnut Grove road was reviewed.

Mrs Crawford presented the plan and County Comments to the board. There doesn't seem to be a problem with the plan.

A motion was made to approve the plan contingent on DEP approval by Jim Bailey and 2nd by Deb Lawson. The plan was passed and signed.

Jamie Busch was present. She lives along Parish Road and has Topiary gardens. She had questions about holding garden tours and selling TOPIARYS. A home occupation permitt should cover this.

The Supervisors should give instructions on what to do in the Elomiqui Case.

Michael Oatson at the former Leo Bortner property in Glenville moved a additional home onto his property. He wants to know if it can be used as a hardship dwelling.

The board may have to see if the ordinance needs to be changed.

The meeting was adjourned.

Respectfully Submitted Richard Massimo
Recording Secretary

Cadous TWP Planning Comm. May 28 1998

The meeting opened with the pledge to the flag. Members present were Jim Bailey,

Richard Masimore, Tom Moore, Deb Slawson, Rich Sechrist, and Solicitor Gilbert Malone.

Tim Steiger would like to sell approx. 4 acres to Ray Watson. The property joins. He was told to have a survey made and have a plan drawn up. Mr. Watson will need a merger agreement.

John Rappoldt gave his zoning report.

The Lettie Hack plan was presented. She wants to subdivide 2 lots off of 36.510 acres along Chestnut Grove road. The property joins the Keppler property. The residual property has a quota of 1 remaining. The motion to sign the module #4A was made by Deb & 2nd by Tom. The module was signed.

A letter was received from Jerry Stahlman requesting a time extension until Aug 12 1998 for the Graystone Subdivision.

The Edminger property was evidently sold without TWP approval. This is a violation of the ordinance.

The proposed amendments to the TWP Zoning Ordinance were received.

A motion to recommend the adaptation of the Amendments to the going ordinance was made by Tom Moore and 2nd by Jim. The amendment will be forwarded to the supervisors.

Jim had the final plan for Land Development
It was signed following a motion by Tom and a 2nd by Deb.

The meeting was adjourned

Respectfully Submitted
Richard Masman
Recording Secretary

Cadoux TWP Planning Comm. May 28 1998
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The meeting was adjourned

Respectfully Submitted
Richard Macoscar
Recording Secretary

RESOLUTION

The Codorus Township Planning Commission adopts this Resolution in appreciation for the 18 years of devoted service given the Township by Donald Bollinger.

Donald was appointed to the Planning Commission on June 1, 1977, and soon thereafter became Secretary of the Planning Commission. In June 1979 he was elected Chairman and served in that capacity until May 25, 1995 when he announced to the membership that he had served long enough and someone else should be elected to that position. As fate would have it, this was the last Planning Commission meeting Donald was able to attend.

Once a member of the Planning Commission Donald dedicated himself to learning the Township ordinance structure so that he could readily apply it to each situation which confronted the Planning Commission. He dealt with each applicant before the Commission objectively, fairly, without any hint of favoritism. He appreciated not just the literal wording of the Township ordinances, but also the goals which were sought to be achieved and brought that framework of understanding to proposals to change the subdivision and zoning ordinances to meet previously unanticipated problems.

He was always friendly, pleasant, and cordial in his relationship with other members of the Planning Commission and with the public. As Chairman he was efficient in the handling of matters brought before the Commission while at the same time giving all members fair and equal opportunity to participate.

The Township is truly a better place because of his life and service. All of us shall miss him very much.

CODORUS TOWNSHIP PLANNING
COMMISSION

By: Thomas C. Moore
Thomas C. Moore

By: Richard Masimore
Richard Masimore

By: Rick Sechrist
Rick Sechrist

By: James H. Bailey
James H. Bailey

By: Gilbert G. Malone
Gilbert G. Malone, Solicitor

COPY

P.O. Box 400,
Codorus, Pa. 17311
April 30, 1988

Mr. Donald Bollinger, Chairman
Codorus Township Planning Commission
R.D. #2,
Glen Rock, Pa. 17327

Dear Donald:

As a follow-up to the April 27th public meeting, I would like to submit some personal comments concerning possible changes in the Codorus Township Zoning Ordinance.

There are, I feel, three situations which should be addressed in the near future. The first of these involves the person who owns contiguous tracts under separate deeds. Property owners in this situation should receive automatic approval of a proposed sale of any individual tract as long as that tract is not in itself being sub-divided. While the township has been treating such sales as sub-divisions, I feel that this approach is highly questionable on both legal and ethical grounds and should be discontinued. With regards to the assignment of building lots in the sale of a separately deeded tract, it is my feeling that the number of lots held by the seller should be adjusted proportionally in light of the acreage involved.

The second situation involves the property owner who wishes to add land to his holdings for purposes other than development. As things now stand it is virtually impossible for a potential buyer who wishes to add to his holdings on a small scale to accomplish this. There is no way that the township should be able to deter a property owner from adding to his holdings, no matter how small the addition, as long as he does not intend to do something with the additional land that is in violation of existing zoning law. On the other hand, I feel as if the seller, in such cases, should not be penalized with the loss of an allotted building lot since the land is not being sold for development purposes.

The third situation is that of the property owner with an existing building or buildings that he cannot utilize as he desires without violating the zoning ordinance. I see nothing wrong with allowing property owners to utilize existing buildings for personal business ventures or other such purposes as long as enforceable controls are in place to protect zoning integrity. Such a provision in the ordinance, if properly planned and enforced, would definitely benefit both property owners and the township.

Finally, I would like to comment briefly on the future planning and development of Codorus Township as I see it. I am a firm supporter of agriculture. After all, that is the source of my income and the backbone of a business that I have spent twenty-five years of my life in building.

-2-

However, I am also a realist. Agriculture in our area is what is commonly referred to today as a "mature" industry and will experience a steady decline for the foreseeable future. This does not mean, however, that the township should not maintain an atmosphere in which those who desire to farm can do so. Never-the-less, anyone who knows the current agricultural situation intimately and who is also familiar with the external pressures being exerted on the township, must realize that change is inevitable.

The main question, therefore, is whether or not change can be controlled in a manner that will allow agriculture to exist as a viable industry. It is mainly to this question that the Planning Commission must address itself as it contemplates the future. If people and agriculture are to co-exist in Codorus Township, it will require a great deal of foresight, dynamic planning and cooperation on the part of both the general public and farming interests. If this cannot be achieved we will merely become yet another suburb of York, Hanover, and Baltimore.

In conclusion I wish to say that these are my personal views and, as such, are not to be considered as being representative of those of the other Zoning Hearing Board members.

Yours truly,

George F. Williams
George F. Williams

cc: Mr. Thomas Moore
Mr. Leroy Thoman
Mr. Richard Masimore
Mr. Gordon Snyder