

✓ Codorus TWP

Dec 9 1999

Planning Board

The meeting opened with the pledge to the flag at 7:30 PM.

Members present were Rick Seehurst Jim Bailey Richard Massimo Tom Moore Deb Slawson and Solicitor Gilbert Malone.

The minutes for the last meeting were read and approved.

Public Comments. Marcia McKnight would like to have someone appointed to enforce the 24 hr plowdown for manure. The state has jurisdiction in this matter.

She would like the TWP to change the ordinance to give the TWP jurisdiction of this activity. She stated that there was willful spreading of manure behind the homes of people attending the meeting about flies. She also feels that Jim Bailey should be replaced on the board.

Solicitor Malone stated that the TWP could remove him if he does not do his duties as a board member but nothing else. The board is not empowered to punish anyone.

Ann Courn had questions about the preamble to the ordinance in the old book

II being included in the present ordinance, also about rechecking the density of animal population in relation to nutrient management.

This would probably have to be dealt with by the legislature. I am recommended that the board study the nutrient management act in the coming year. There were some questions about group homes. The board is working on guidelines for group homes.

Residential suburban areas would need public sewer and water and would not be able to expand as easily.

Jim Bailey stated that manure spread in November was checked by state authorities and was in compliance. Solid manure does not have to be plowed down in 24 hrs.

The manure in November came from the Bailey farm but he didn't haul or spread it.

It was hauled on Saturday and tilled in the ground on Monday. DEP checked the ground and can't find any violation. Farming is not always compatible with a residential area. Residents are dissatisfied with the nutrient management but the TWP cannot supersede state regulations. Manure haulers must spread in accordance with regulations.

Walter Shaffer has about 30 acres in ag area. He would be allowed a total of

III

3 lots if he has 30 or more acres.

There were some questions about rezoning.

The property owner can apply for rezoning of his own property. The board recommends the polling of the supervisors for their opinion of this before spending money for the process.

Billy Car Snyder had questions about opening a family style restaurant in part of the Glenville feed mill. This would be permitted with proper sewer capability. The SEO would have to determine this. Felicia Bortner had

questions about property at 616 + Shaffers Church Rd.

She would like to create 3 lots. Could one access road be off of the Shaffers Church Rd?

It could be divided into 2 lots or 3 if they build a public road, unless the supervisors would grant a waiver. The possibility of

1 house per acre w/ public road. A site inspection will be Thursday, Dec 16 at 4 PM.

Doug Crawford had the plans for the Ruth Bortner subdivision. The planning module was signed after being passed on a motion and 2nd by Rick + Jim. Rick made a motion to pass the plan subject to WEP approval and all fees paid. This passed following a 2nd by Richard the plan was signed.

This note

IV

The board reviewed the groups home ordinance. Solicitor Malone will re draft this.

Goddie Deh & Tom went to the Wilkins site inspection at Ainslie. He wants a line adjustment. Gil will check to see if the plan was ever recorded.

A line adjustment is not recommended by the board. Solicitor Malone's bill was reviewed for the year and recommended to the supervisors to be paid on motions by Richard & 2 by Rich.

The meeting was adjourned
Respectfully Submitted
Richard Macynior
Recording Secretary.

Oct 28 1999

Codorus TWP Planning Board

The meeting opened at 7:35 with the pledge. Members present were Rich Seckist, Jim Bailey, Tom Moore, Deb Slawson, Salvatore Gilbert, Malene and Richard Massimo.

Woodrow Wilkins has a 3 Acre Tract. He would like to add 100 ft to the 3 acre piece from a 24.7 acre tract also owned by him. It would be about 1 acre. The board would like to do a site inspection.

The minutes were read and approved as corrected.

The Calhoun property was discussed.

The use that Haven of Hope has in mind for the property is not provided for in the ordinance. If the board changes the ordinance it would apply any where in the TWP.

Section 105 in the ordinance states that any use not specifically permitted in any district shall be allowed by special exception.

The meeting room was filled with concerned citizens.

There was discussion of amending the ordinance to make provision for a use such as this. Question discussed were: What zone are uses similar to

group homes allowed? Do we want the zoning board to allow it or do we want the Planning board and the supervisors to decide?

There was a short recess and the meeting was reconvened by Chairman Moore.

The proposed use of the farm is called by some a group home, by others a Vocational Boarding School.

What area of the TWP would be suitable residential, rural residential, ag?

What happens if additional dwelling area is constructed and the property is vacated?

It is not a compatible use in an ag area. A Group home should be defined. Restrictions on the amount of people allowed should be decided on.

Ed was instructed to draft a preliminary ordinance for a group home allowed by a special exception on a motion by Jim and 2nd by Richard. The motion carried.

The communication tower ordinance was discussed - The need for fencing.

Jim made a motion and Deb 2nd To recommend ordinance #99 with the addition to have the owner provide the means for security. The motion carried.

An estention from Mr Grey will be needed before Nov 30.

A site inspection for the Woodrow Wilkins property was set for Nov 18 at 400 PM and a meeting after if needed.

Erwin Rappoldt gave his going report. There were 5 permits issued.

The parking lot expansion at the AMP factory at Jarue was discussed.

The engineer should check the need for additional water runoff.

The meeting was adjourned

Respect fully Submitted
Richard Masunier
Recording Secretary

Sep 30 1999

Codomo TWP Planning Meeting

The meeting opened at 7:30.

Members present were Rich Sechini, Deb Slawson, Jim Bailey, Tom Moore, Solicitor Gilbert Malone and Richard Maximore. The minutes of the August meeting were read and approved.

Erwin Rappoldt gave his report for the past month and presented the board with a list. There were 5 permits issued.

Friendship school wants to erect a sign in front of the school. The purpose of which is to announce dates and times of upcoming events. The overall dimensions would be 11 ft x 5 ft.

This should be OK. There was a motion to allow this if the sign conformed to the ordinance requirement of 40 sq ft. by Tom and 2nd by Rich. The motion carried with Deb being opposed.

Mary Gardner was present with a planning module for a lot on Hammon Road.

A motion was made to pass and sign the module by Jim and 2nd by Deb. The motion carried.

Representatives from York Health Services were present.

An ordinance or an amendment to the ordinance would be needed to allow

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a medical office in the township
it may not be a compatible use
in a farming community. It was
stated that Illinois TWP has such a
facility near a farming community.

Some type of rezoning or ordinance
change would be needed to make it
a permitted use. It was the consensus
of people attending the meeting that such
a facility is needed in the area.

Charles Buetner and Rev. Gerald Brown
representing The Haven of Hope a ministry
of the Baltimore Rescue Mission were present.
They are thinking of buying a farm from
Edwin Calhoun (The former Penell) farm.
The plan to use the farmstead as a
training facility to teach people a trade
to make a living in society. It would
be staffed by the Baltimore Rescue Mis.

An additional dwelling area would
probably be needed. It would accommodate
men in the beginning and maybe expand
to include women in the future.

There is no provision in the ordinance
for group homes. There would be spiritual
and vocational training. It would be in
continual ~~turn~~ use with a 6 month
turn around. ① They could apply to the
zoning hearing board. ② The TWP
could develop standards permitting this

There may be a possibility of expanding the structures by giving up a portion of the building allocations. It would probably have to go to the zoning hearing board for a Special Exception Section 105 since it isn't permitted in any other zone. It was suggested by Tom that we discuss this at the October meeting.

The Glen Rock Church of Christ wants to purchase 1-3 acres from Ray Gladfetter or Rene Deitbrader. This would be expanding a nonconforming use. This should go before the zoning hearing board. A Variance and special Exception would be needed.

It is nonconforming because the Church is on good quality farm ground, although a church is permitted. The church now owns about .71 of an acre. A type error in the ordinance (Single lot w/ house and House of Worship total of 3 acres May).

Rich made a motion to put the proper number on the ordinance from 2 to 3 acres.

Richard 2nd the motion and it carried.

Jim made a motion allowing the Church to purchase 2 acres from a neighbor. Richard made the 2nd. This carried also.

The York Health Care issue was discussed at length. The unit could possibly be in the area if the prime ag ground issue can be dealt with.

They would like to start small and if the need arises they would expand. Some sort of buffer area was suggested.

Time was spent discussing the proposed ordinance on Cell towers.

Richard made a motion to adjourn. The meeting was adjourned.

Respectfully Submitted
Richard Massimo
Recording Secretary

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August 26 1999
Codorus TWP Planning

The meeting was called to order
at 7.35

The zoning report was given by Irvin
Rappoldt. 8 permits were issued.

Members present were Rich Lechert

Jim Bailey Richard Masimius Tom Moore
Deb Slawson and Solicitor Gilbert Malone

Bill Hardingham had questions about
Gardner's garage. He asked about
the existing non conforming uses.

(A) The garage is in an Ag zone. OK.

(B) A trailer was on the property 3 years
ago. This seems to be OK. The septic
may need to be checked or updated.

The S E O would have to inspect this.

The minutes were read and approved.

Leland Snyder stated that both he
and Gray are entitled to put in a sewer
plant on their properties and they have no
concern about the TWP 537 plan. The 537
plan is set up for long range planning.

The TWP comprehensive plan had a site
selected when the ordinance was adopted.

A meeting with borough and TWP people will
be set up with DEP.

One prospective site on the west side of
town is not acceptable by the land
owner.

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who stated that he would not be willing to sell land for the site. Another one did not rule out the possibility.

Ieland doesn't want it in the area suggested by the sewer committee.

The Jefferson Boro going to agree with any other location. If the TWP doesn't want a site DEP will push for one to be selected. Snyder, Gray, and the Boro. agree it should be down near the Buffalo Valley Road. Tom will call the TWP Engineer and arrange for a meeting with DEP and all concerned parties.

A work session should be set up after contacting DEP to find out what they expect.

Snyder wondered if the developers are subject to the TWP 537 plan.

Lamar Gladfelter ask if they as supervisors should grant the planning commission 1 month from Aug 26 to resolve this. A work night of Sep 20 at 730 was agreed upon. Jim made a motion to request 1 month for finalizing a sewer site and the 537 plan. Richard made a 2nd the motion carried. The Rosewood Sewer facility planning module was filled out.

Jim made a motion to approve the module with a note attached,

III

stating that the supervisors of the fact that the board doesn't agree with the location of the STP as shown in the module. The motion was 2nd by Rich. The motion carried with one no by Deb.

Deb made a motion to instruct the supervisors not to approve the plan until all things are checked out as correct. The motion died for lack of a 2nd.

This plan deals with 4 lots only in the TWP.

The Graystone plan will need to grant an extension. Galdie said it should be forthcoming.

Discussion was held on the search of an area for a facility by the York Health Care groups. This would not be allowed in the ag zone and not in rural residential zone.

Health Care units in ag and rural residential will be looked into.

Cell towers and restrictions were discussed. Gil will draft a sample ordinance. A letter will be sent to the zoning hearing board along with a copy of the ordinance requiring a tower to be on poor quality soil.

The Hearing is scheduled Sep 21 at 7 PM.

Mtg adjourned

Richard Masimore

Recording Secretary

1999

Codorus TWP Planning Comm. July 29

members present were Rich Sechrest
Tom Moore Deb Slawson Salicrú Gilbert
Malone and Richard Masimore

There was no public comment.

Arvin Rappoldt gave the zoning officer
report. 13 permits were issued

Aaron Worley from Worley Surveyors was
present representing Brant Snyder for a
reverse subdivision. Tom made a motion to
approve the plan, and Deb 2nd the motion.

Just a small portion is in Codorus TWP. The
major portion is in Manheim TWP. The plan
was signed. He also presented the Stephen
Dilts and Jackie Hyde land development
plan for the indoor riding arena. Comments
from the TWP Engineer approved the design.
The final inspection should be done by an
engineer. A motion to approve the plan was
made by Tom and 2nd by Deb. The plan
was signed.

Mrs Bitten was present with questions
pertaining to the former Wilmer Brown property.

They would like to subdivide the
existing house and 10 acres and keep the
rest of the farm. There are 3 building
rights remaining with the property.

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It was not determined what the remainder of the road frontage would be. The proposed 10 acres would be an oversize lot.

A site inspection was set up for Aug 9 at 730. Board members were asked to be at the TWP meeting on Aug 5.

Larry Woods was present. He had questions on subdividing of the property along Tannery Road belonging to Gary Maximian. He would like to subdivide a lot along Tannery Road. Due to the topography of the site it may be necessary to be slightly oversize.

Pamela Bastic representing York Health Systems had questions about some land along SR 216 for a medical office. It would have to be located on low quality soil.

She is looking for an area in the TWP for setting up a practice office. There is a possibility in the rural residential area by special exception but not in the Ag zone.

Ruth Bortner was present. She owns 21 acres along Shaffers Church Road and would like to subdivide. She could subdivide one lot from this property.

III

The Greystone Plan extension is good until Sep 30. The plan should be acted on at the August 26 meeting. The board requests that Mr. Gray be contacted to withdraw his plan or grant the TWP a longer extension. This was put in a motion by Tom and 2nd by Rick the motion carried.

There was discussion about Communication Towers in the TWP and what type of regulation should be needed. Things discussed were

A - Should be located on poor quality ground

B - Should not be able to collapse on adjacent property

C - Should be no dwelling within 500 ft.

D - Should protect unrelated property

E - Lot Should be large enough for construction of and access to area.

F - Must demonstrate a need for tower in the TWP and that the proposed tower could not be feasibly located on an existing structure.

G - Would need to be dismantled when no longer in use.

H - Building at site should only be large enough for equipment to be used on the site.

I - Safety features such as no climb fences and no signs of advertisement

IV
Salicitor Malone will prepare a rough draft including these items.

Whether or not a medical facility is needed in the TWP has yet to be determined.

The board will await development.

Supervisor Jamar Gladfelter and Rich Sechrist went to a recent tractor pull at the Elmer Lucabaugh farm. There was a question as to whether it was a legal operation. It should not pose a problem.

There was discussion about the sewer plant site selection. The TWP engineer was told to put the 5-37 plan on hold for the time being.

The meeting was adjourned - Respectfully
Submitted - Richard Masimore

Recording Secretary

I Codorus TWP Planning Board

June 24 1999

Members present were Rick Sechrest Jim Bailey Richard Masimou Tom Moore and Solicitor Gilbert Malone. The minutes were read and approved. Dennis Burk was present. He wants to build an addition to a house along Hundle Road. It would be too close to the road. He will need a variance. The board will recommend favorable consideration by the zoning board. Rick made a motion to direct Dennis to the board and Jim made a 2nd. The motion carried.

Clearshot Communications represented by Aaron Gunn and Art. Stephen Dzyurakin had a sketch for a tower proposed for the property of Roy Gladfelter. They feel that they comply to the ordinance pertaining to the selected site. The site contains the best quality soil in the TWP.

Section 505 of the ordinance permits a transmitting tower but refers to section 610 which permits a tower only if it is essential to the area. The soil ^{map} shows the area to contain the best soil in the TWP.

Section 503^{#4} explains states that parcels shall not be subdivided from the original tract

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unless it is determined that all of the land proposed to be separated is in Soil Capability Units 111e-3 through V11s-2 as Classified by the Soil Survey of York County. PA Series 1959 No 23 cleared May 1963 or in open land which cannot feasibly be farmed. due to the fact that size or the shape of the area suitable for farming is insufficient to permit efficient use of farm machinery.

The board suggested that Mr Rappoldt deny the request due to the afore mentioned reasons. A hearing was suggested. A letter will be forwarded to Mr Rappoldt by Salvatore Malone stating these reasons.

Nancy Lippe from Meckley Road owns 9.6 acres. She proposes to build another home on the property for her mother in law to use and later for blood relative to live in. She doesn't want to subdivide.

Section 617 states that each single family unit shall be situated on a separate lot.

She will need a subdivision plan and a perc test.

The building code for the TWP was discussed. It was recommended to send

IV
it to the supervisors for their approval
by a motion from Jim and a 2nd from
Tom. The motion passed.

The Grey plan extension runs out
on July 31. We will need another
extension before July 15.

The meeting was adjourned on a
motion and 2nd by Jim & Tom
respectively.

Respectfully submitted
Richard Maerow
Recording Secretary

Codorus TWP Planning Board May 29 1999
The meeting was called to order and the minutes were read and approved.

Members present were Rich Sechrist Jim Bailey Richard Masimae Tom Moore Deb Lawson and Solicitor Gilbert Malone. Zoning officer Rappoldt gave his report. There were seven permits issued for the month.

Paula Denton wants to continue doing accounting in her home as a home occupation.

This should be OK.

Zion Schaffers United Lutheran Church would like to separate Lot #1 from the remainder of the church property. It consists of .96 acre. A motion was made to sign form B by Deb and 2nd by Jim. Form B was signed. A motion was made to pass the plan by Deb & 2nd by Jim. The plan was signed.

The Jackie Hyde and Stephen Dilts land development plan was discussed. The item in question is the retention pond or catch basin and the proper application. The TWP Engineer needs to be satisfied on this. A motion was made by Jim to let the engineer and Supervisors review

the plan for their satisfaction. Jim and Richard were in favor of the motion. Tom and Deb were not in favor. Rick abstained. The motion died. Other possibilities need to be looked into.

A perc test needs to be made and the Engineer needs to be consulted. There is no guarantee of passage by the board if they proceed without the board's approval.

Doug Crawford was present with the Emma Case Subdivision plan. Form B was signed following a motion by Tom and 2nd by Jim. A motion was made to pass the plan by Jim and 2nd by Tom. Lot #1 10.296 acres. The main tract is 167 acres. There are 3 existing dwellings.

The Tim Steiger subdivision was reviewed. Five acres are being sold to Mr & Mrs Ray Watson whose property joins.

Form B was signed following a motion by Richard & 2nd by Jim. A motion to pass the plan was made by Deb and 2nd by Rick subject to an agreement being signed by all parties.

Tod Snyder was present with questions on subdividing the property of Wade Reed.

One lot would be allowed. A sketch plan should be brought to the board.

Betty Fix and husband were present. They wanted to know if another trailer can be added on to the rear of their present trailer to increase living space. This should be o.k.

Arnon Gunn from Clearshot Communications was present pertaining to a Commercial tower to be erected on the property of Roy Gladfitter.

The board feels that this should go to the zoning hearing board for a variance and special exception. A subdivision plan would also be needed.

The revised Boca code ordinance was discussed. Cecile Fieders had comments on the Boca code, sprinkler systems and hard wired smoke alarms. The board will probably act on the ordinance at the next meeting.

Tom gave a report on the sewer plant location. The sewer committee picked a location but it was not suitable for the Snyder. A site location must be established for the 537 plan to proceed. There was more discussion about the problems of picking a suitable site for the facility. Some of the board members feel that the site picked by the sewer committee would be the proper place for it.

Should it be farther east or down stream near the Buffalo Valley road it would be easier for future development of surrounding areas in the TWP. Rich Seckint stated that even if it is placed in the recommended location by the Engineers, pumping of future waste uphill is no real problem.

The May 22 cutoff date for the Grey plan was extended until July 31.

The board will look into some ordinances regulating installation of towers in the TWP

Respectfully Submitted
Richard Maxmore
Recording Secretary

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Codorus TWP Planning Board
April 29 1999

The meeting was opened by chairman Tom Moore. Other members present were Rick Sechrist, Richard Maximian, Deb Slawson and Solicitor Gilbert Malone.

The minutes of the previous meeting were read and approved.

Bruce Rappoldt gave the zoning report for the month. There were 6 permits for the month of April.

The Robert and Maria Elmeringer plan was reviewed. The Elsmack merger agreement has been signed and the plan has been signed on Dec 10 1998. This will now be sent to the supervisors.

Doug Crawford representing the Keeney Subdivision was present. The plan was approved and signed following motions by Rick and 2nd by Richard subject to comments by DEP and payment of the recreation fees.

Tom and Holly Steiger were present with a plan to sell 5 acres to Mr & Mrs Watson. The Watsons will need a merger agreement. The plan looks OK but no official action was taken.

Lot #1 has 3 acres and Lot #2 contains 5 acres.

Jackie Hyde and Stephen Deltos presented a land development plan to the board. The plan will be modified and returned at a later date.

Jim Bailey wants to remove a building and erect a storage facility. Does he need another land development plan for ^{storm} water runoff. An Engineer should do an update of the plan and have it checked by the TWP Engineer.

Doug Crawford and Alan Case presented a plan separating 10.246 acres from Emma Case for board review. The plan looks OK so far.

Richard Maximore posed the question pertaining to Stetty Church. Would they be allowed to erect another house for caretaker? The present house would be removed. This could be done but a subdivision plan would be needed.

Action must be taken on the Greystone plan by May 27 or another extension needs to be granted.

Mrs Fiedler had questions and comments on the Boca Code. The meeting was adjourned.
Respectfully submitted - Recording Secretary
Richard Maximore

Cadous TWP Planning Comm 3/25/99

The meeting was called to order by chairman Tom Moore at 7:35 PM. with the pledge to the flag.

The zoning report was presented by Mr. Rappoldt 2 permits were issued.

Other members present were Rick Sechrist Richard Masimone Deb Slawson and Saliaator Gilbert Malone.

The minutes of the previous meeting were read and approved as read.

The Luetta Warner plan was presented by a Worley Representative. A Highway entrance permit is needed. It is in the process. Recreation fees are needed to be paid before the plan is signed by the Township. A motion was made by Tom to pass the plan and 2nd by Rick. The motion passed and the plan was signed pursuant to the above payment of fees.

Stephen Dette and Jackie Hyde propose to build a enclosed Riding Arena 60x120 ft. Want to know if they could get a waiver from providing a storm water management for the building. The board suggested sending a copy of the plan to the

TWP Engineer for his input.

Doug Crawford had the plan for Keith Keeney. Lot #1 has 1.087 acres.

Rich made the motion to sign the module. Richard made the 2nd the module was signed.

Doug had some questions about subdividing some property along Smith Road.

There are too many unknowns. The building quota must be determined. The property in question was illegally subdivided some time in the past. He may have to eliminate a mobile home on the property.

Mrs Emma Case owns 3 farms that are adjoining consisting of about 160 acres.

The old Nease property of about 10 acres would go to son Alan. This would probably be OK.

A review of ordinance proposals and building codes was discussed. It was suggested that we acquire current copies of code books. This was put in a motion by Deb and 2nd by Richard. Brian will clear this expenditure with the supervisors.

The Mr Diwan garage project was discussed. It was suggested that he tear down the

blocks to the set back line.

Quinn was ask to check the dimensions
to the set back at the site.

The meeting adjourned

Respectfully Submitted
Richard Maxmore
Recording Secretary

I Cadous TWP Planning Mtg 2/25/1999
members present were Rick Sechrist
Tom Moore, Deb Slawson, Solicitor Gilbert
Malone and Richard Macimara

The meeting was called to order by
Tom Moore at 7:30. The minutes were
read & approved as read.

Young Officer Rappoldt gave his monthly
report. He had a sample of a permit applica-
tion that he would like to use. The
board suggested a few alterations but thought it
would be fine to try this type of application
on a trial basis.

Wilmat Adams was present. He would like
to begin selling snowcones at the site of his
business (The Creamery). He was told to
contact the Young Board to see if they
would permit this.

Charles Adams lives in the R.R. zone.
He would like to have a furniture refinishing
business. The building to be used was
built in 1992. This would be permitted,
Mr Rappoldt may issue the permit.

The former Openshaw property along
Myers Road was discussed. They would
like to have an auto repair and body
shop on the property. A variance would
be needed.

Mr Rappoldt will issue occupancy permits for new homes and would require electrical inspection before issuing the permit.

Thomas Bathon presented the board with plans and information for a small flow treatment plant. It is an alternative septic system proposed to be used on the Runk property along Bush Valley Road. DEP would have jurisdiction of this operation. He requested that the board review the material and take future action on the module. It takes DEP approx 60 days for the permit process.

Steve Webster has the former Bessie Wildson property. He proposes to have an antique store on the property. A zoning hearing would be required.

Ed Bock along Bonair Road would like to open a paint field and sell supplies on the property. A 12x14 Building is proposed. The property is in the ag zone. The property is approx 7 acres. This proposal would also need a zoning hearing.

IV Kevin Burke was present with his plan. The plan needs to be notarized and signed by the owners. The residual tract note needs to be removed. DE P Comments ~~are~~ are needed and the paper fees need to be paid.

A motion was made by Deb to sign the plan subject to the above conditions. The motion was 2nd by Rick. The plan was signed.

The Elvinger - Slomrock situation was discussed. Solicitor Malone ask the board to consider sitting conditions for other possible transfers of the tract in question.

A motion was made not to agree to any potential merger other than the merger with the Slomrock property as originally agreed upon by Tom and 2nd by Deb. The motion passed.

Mrs Fedders brought to the attention of the board that the word occupation on page 5 of the Jan minutes should be occupancy. The correction was noted and changed.

Supervisor Lamar Gladfelter had questions about the garage of Mr Diwan. Goldie stated ~~stated~~ that Mr Diwan was not going to pursue the problem and would probably tear the block wall down.

IV There was a discussion about a building code for the TWP. The general feeling of the board was to have something that would apply only to attached structures only.

Salvator Malone will draft some language to be reviewed by the board for possible adaption.

The meeting was adjourned

Respectfully Submitted
Richard Masimone
Recording Secretary

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Jan 29 1999 Codorus TWP Planning meeting

The meeting was called to order by board chairman Tom Moore. Other members present were Deb Slawson, Richard Massimo Jim Bailey, Rick Sechrist and solicitor Albert Malone. The meeting were read and approved as amended stating that the Sprinkle farm would not need to be merged w/ Jason's other property.

Erwin Rappoldt read his report on building permits for the past month. Erwin had a question about a building on the property of Sam Adams. Could it be used for a home occupation? More information is needed.

Cecile Felders had comments about the building code. It did not pass in the state. She suggested that the board consider the proposed 1999 code for adaption. Her main concern being with residential buildings. Other concerns are street sizes and parking restrictions also land development.

Must a development have more than one entrance

Tom Diwan had questions about a 3 car garage. One bay was erected years ago. He wants to finish the other 2 bays. He was told he couldn't finish

(2)

the 3 bay because of setback restrictions. He has a 4ft wall constructed for the 3rd bay but would not be permitted to put a roof on it at the normal height.

The front setback is 50 ft. The foundation is closer than that to the road. The board suggested that if the building was permitted in 1978 and the footer was put in that he be allowed to finish the building.

The board also feels that he should apply for a variance with the zoning hearing board. The board could recommend approval since the foundation has been in for 20 years. The board suggested that Mr. Dixon check with the supervisors for their opinion of this matter.

No merger agreement accompanied the plans for the Anna Mae Faurstman subdivision so they were deferred until next month.

The Thomas Olenowski plan was presented. The county board comments were reviewed. On the plan the part of the property that joins route #516 has lines to make it look like a separate lot. The allocations for the property are all used. The line designating this area were removed at

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the meeting with the owners approval.

A motion was made to approve the plan contingent on the stipulation that the supervisors have the DEP letter before they pass it was made by Jim and 2nd by Deb. The motion passed.

Joyce/Kesey was present with her subdivision plan. It needs the notation, no more dwellings permitted. The notation was made. The motion to pass the plan was made by Deb and 2nd by Jim. The motion passed and the plan was signed.

Kevin Burke was present. The right of way and set back lines could be changed to have 50 ft from the center of the road.

The driveway to the home area of Lot #1 should be shown on the plan.

A motion by Rick and 2nd by Richard to sign the module. The module was signed and the plan will be acted on at a future meeting.

The Luetta Warner plan was granted a 90 day extension approved by the board. Mrs Bathen and Son Tom were present pertaining to the former Clara - Earl Shaffer property at Bon Air.

The owner would like to know if there are any remaining building allocations for the property. He got a large tax bill on a non buildable lot. The supervisors should submit a letter stating that the property has no remaining allocations. Adjacent land owner could buy the property. No building permitted at the present time.

Keith Keeny had questions about subdividing a lot off of Mrs Dale Keeny's farm along Highland Road near Jefferson. The proposed area would be on the east side of the farm driveway across from the Lester Miller home. The board agrees that would be a usable site.

Glenn Amspacher - Glenville Feed Store wanted to know if the mill could be used as an office and storage for construction equipment. The proposed buyer stated it would be smaller construction equipment storage. They should be allowed to do this. They may request a letter stating that this would be in compliance with the TWP ordinance.

The Rene Debrabender plan merging Lot #2 of the former Stick property to the former Danish farm owned also by Mr Debrabender.

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A motion was made by Rick & 2nd by Deb to sign the plan the motion passed and the plan was signed.

Tom Moore stated that in an informal conversation with Ed Calhoun he discussed a location for a future building lot.

He is contemplating selling his building easement to the County. If he reserves a spot for the lot it would be locked in. Tom wanted to check with the board to see if they concur on this location. It would access Messersmith road behind the present farm house. The board agreed that this would be a proper location.

There was some discussion on the duties of the zoning officer. Suggestions were listed

- (1) Should inspect the site
- (2) Should have a sketch of site w/ dimensions
- (3) Should use a permit form where all copies are legible
- (4) There should be a written report from the zoning officer
- (5) An occupation permit should be issued when finished
- (6) Inspector should be present on the site before a permit is issued
- (7) If any doubt exists contact the planning board or the supervisors.

(6)

The Elvinger - Elsenrock problem
was discussed

If Mr Elsenrock is not willing to merge
his properties the property should go
back to Mr. Elvinger.

The board recommends that the
supervisors should authorize the filing
of a suit against the above mentioned
parties if something isn't done in 2 weeks.

This was made into a motion by Deb
and 2nd by Tom. The motion passed.

A motion was made to adjourn by
Jim & 2nd By Richard the meeting was
adjourned

Respectfully Submitted
Richard Masmore
Recording Secretary