

Dec
~~14~~ 14 2000

I Cadmus Township Planning Commission

The meeting was called to order with the pledge. members present were Rich Sechrist Lamar Gladfelter Richard Masimore Tom Moore Deb Slawson and Solicitor Albert Malone

The minutes from the past meeting were read and approved.

Under public comments Jerry Jones wanted to know the status of the Fly ordinance.

The board will again take this up at a future meeting.

The Bowers plan was signed

The Woodrow Wilkins plan was presented with a note added stating no additional building allowed. A merger agreement is necessary for the property. This agreement is necessary before the supervisors should sign the plan. A motion was made by Deb and 2nd by Richard to sign the plan with the above stipulation. The motion carried.

John and Monica Schmeyer have a property in Manhum TWP with a small portion in Cadmus TWP. The plan was signed as a Courtesy following a motion By Richard and a 2nd by Lamar. All were in favor.

II There were 2 applications for cell towers in the Township. One is on property of Norman and Hazel Walker the other is on the property of Cletus Strawsbaugh. The zoning hearing board should be sure that all the criteria set forth in the ordinance is met.

The planning board did not see details or plans for either location and therefore cannot make a favorable approval of the applications. A letter should be sent to the zoning hearing board. The applications should be scheduled so the planning board has adequate time to review the plan before the hearing. The applicant should be instructed to provide at least 3 copies of pertinent information. A separate letter will be written by the board Chairman Tom asking the zoning board and its solicitor to provide guidance to the planning board with a better way to approach the zoning applications.

The board requests that the TWP engineer get a copy of the commissioners review of the Codorus Estates plan.

The board reviewed the Codorus Estates comments from the TWP Engineer.

III The board thinks that the construction could be phased. A time schedule should be set up as to when the different things should be completed.

Comments from York County on the zoning ordinance amendment were reviewed.

Rich made a motion to forward the bill for Salicitor Malone's bill for the year to the supervisors for payment. Richard made a second. The motion carried.

Richard made a motion and Tom made the 2nd to authorize Salicitor Malone to draft a statement of Recognition of Gordon Snyder's contribution to the planning board. The motion passed.

Act 537 of Jefferson Boro is moving ahead. Graystone has made application for a sewer treatment facility.

There was a question on property owned by Mr. Jahnoon on Smith Road. This is a triangle shaped area of about 1 acre. No one seems to own it. Mr. Hartenstine wants to buy the 7.589 acres from Jahnoon. Who would claim the extra ground?

He would like to buy the property but not merge it with the rest of his farm. The meeting adjourned.
Respectfully Submitted Richard Macmure

The Codorus Township Planning Commission reviewing the submitted plan for Codorus Estates generated the following comments on 11/14/2000.

- 1- a lighted pedestrian way west out of path at lots 65+64 to join sidewalk along Green Valley road. Surface to be solid packed crusher run (like rail trail) ZO 625.3.d
- 2- Re-do > 25% slope identification
- 3- lot 10 owner of record needs to be corrected
- 4- wetland delineation for entire site. ZO 625.3.3
- 5- Contour lines on all of site
- 6- Street names: "Hillcrest Lane" is in Spring Grove Post Office and 911 emergency. must be changed.
- 7- Roof water drainage into seepage beds on lots where soil type permits or discharged onto properly vegetated surfaces.
- 8- Open space use plan needed.
- 9- Storm water should not be discharged into wetlands. Basin #1 page 10 on plan.
- 10- Basin #2 on plan needs some sort of energy dissipation at spillway.
- 11- Energy dissipation at emergency spillway on basin #2. CB27 and CB 4 need emergency spillways.

- 12 - Basin #1 outlet should be extended or moved North.
- 13 - Consider recontour of rear of lots 56 thru 66 down to wetland. Shown channel is not desirable.
- 14 - see Sheet 11. street and sidewalk cross-section dimensions don't add up. Sidewalk needs waiver to be 4' from R of W line.
- 15 - storm water Codorus Lane culvert over stream needs permit. Change angle of culvert to parallel stream then banks won't need to be rip-rapped.
- 16 - lots 82 to 77, 19 + 20 have driveways within 60' of R of W of an intersection SDLD ordinance 5.709
- 17 - recommend set back to building be 35' so 2 cars could be parked in driveway without blocking sidewalks.
OR - suggest that dwelling be set front allowing access drive to be built across rear of lots approaching parking or under house garage, or separate garage.
- 18 - Consider option of an alley to be constructed behind units around open space (center area) with sidewalk on side toward open space. Alley narrow, 12' wide one way traffic owned by HOA or 16' wide and maintained by township.

- 19- Submitted plans should show lot layout for both type of lots.
- 20- plans should show front elevations of proposed housing types.
- 21- Suggest pairing driveways for single family houses also.
- 22- Covenants: what are they? no trailers
no double wides or what?
- 23- Show treatment plant design
- 24- show recreation area plan
- 25- No gratuitous cutting of trees. SDO 4. 739

recorded by TCM

① Codorus Twp Planning
Commission Meeting

Oct 26 2000

The meeting opened with the following members present. Rich Lechriest Lamar Gladfelter Richard Masunore Tom Moore Deb Hawson and Solicitor Gilbert Malone.

Randi Reisinger from the former Pat Stoner property would like to take $\frac{1}{4}$ acre and sell to the Bortners. The Reisinger property is approx. 1.1 acre and the Bortner property is .59. This is in the R.R. zone and would bring both lots to a little over $\frac{3}{4}$ acre.

The idea seemed agreeable to the board.

The minutes of the last meeting were read and approved.

Bruce Rappoldt read his report from the past month.

Bill Adams owner of the Creamery was present. He proposes to utilize a portion of the building as a tea room and have a carry out sandwich business. The antique and gift shop would remain. The zoning hearing board should determine if this would be allowed. He was told to request a hearing. Woodrow Wilkins plans to take land from one parcel and adding it

② to a joining property. The note to be included on the plan should read: Lot #1 has no dwelling rights and may not be sold separately. It is a pre-existing lot without a building allocation.

No further subdivision allowed on lot #1.

Dec 14 will be the next planning Comm. meeting

Frank Matthew was present. He had no luck at securing a right of way. His road would have to be improved before the TWP would accept it. There is the possibility of closing the road to through traffic. A motion was made to ask the supervisors to grant a waiver for the number of dwellings along a private road. Was made by Rich and 2nd by Jamar the motion carried. The road would have to be improved to 16 ft.

The Graystone plan was discussed.

Jerry Stahlman responded to TWP Engineer Comments. Items discussed were preliminary open space plans, parkland, interconnecting open space units. Plans for the development of open space. Preservation of trees on wooded area. Amount of

③ developable ground. Area of steep slope should be verified. Tree planting at proper distances. Two undersized lots. Sewer feasibility plan. Street trees need to be larger in diameter. Water easements. Street sign and Fire Hydrant placement. Could a request be made to combine rec. fees for a period of over 3 years. Propose slant curbing.

Change Culdesac for future development of property in North Codorus TWP. Placement of street lights to be maintained by Home owner organization. Storm water report. Sewer + water lines to be run in public street area to be owned by the developer.

The structure of Dedication of Collector systems should be as such as to allow Boro access at a later time. The old plan has not been withdrawn yet. Request time line be noted on plan. No comments from the County. Deb made a motion to have the Supervisors put a hold on the oversize culdesac until the board has a complete plan or to reject it. The motion passed with Rich being opposed.

④ The report on the other plan to be submitted by Codorus Estates will have some of the same problems.

The Boro requests a traffic study be done for Codorus Estates to ascertain impact on the Boro and existing roadway.

A work session will be Nov 14 at 7:00.

The Act 537 plan will be discussed.

The board recommends that the supervisors have the Engineer meet with TWP Solicitor and the Boro Solicitor to state the TWP position of Cooperating with the TWP or the TWP will go ahead with its own 537 plan. Members of the Boro and the Planning board to meet at a Boro meeting.

John Rappaldt presented his Glen Echo plan. Rick made the motion to pass and 2nd by Debbie. The plan was signed.

Meeting adjourned
Respectfully Submitted
Richard Massimo
Recording Secretary

I Codorus TWP Planning Comm
Sep 28 2000

The meeting opened with the pledge to the flag. Members present were Rich Sechrist Lamar Gladfelter Richard Massimo Tom Moore Solicitor Gilbert Malone and Deb Slawson. The minutes were read and approved as corrected.

Cecile Fellers reported on the proposed school tax increase, probably by 10%.

There would be the possibility of reinstating the impact fee in some areas. She would like the board to recommend that the supervisors lend their support along with Shrewsbury township to reinstate a building tax. A motion was made by Rich and 2nd by Tom to support Shrewsbury TWP's resolution to reinstate a building tax. The motion carried.

Bruce Rappoldt reported 7 permits for September.

Tom Farcht was present with the Bowers plan. Bowers is conveying property to Fetrov to straighten out property lines in the area of Shaffer Church Road and Messersmith Road. A motion was made to sign the plan subject to a

47

Complete merger agreement and form B needs to be returned to the supervisors. The motion was made by Deb and 2nd by Richard. The motion passed. The similar copy needs to be presented to the supervisors.

Frank Matthew owns 27 acres along Fisher Road. He would like to subdivide a lot. There are already too many homes along the private road. It was determined that the property has 1 allocation.

The supervisors could be contacted to see if they would accept a dirt road. Neighbors could be contacted to see if access could be made through their property.

The Kaland Connor plan was reviewed. The DEP report is not back. County comments were reviewed. There are 2 remaining building allocations. A motion by Lamar and 2nd by Rich to pass the plan subject to module approval. The motion carried.

Lee Clavin had questions about the old Cooper property along Breckinville Road.

Could an office be put in the old house?

Could an office be put in the other building?

A special exception would be needed for a small business. Greenhouses are permitted.

A sporting Claybird range would be outdoor recreation and would require a special exception.

III

The zoning book section 1007 lists the requirements. Permits are required to remove old buildings.

The Codorus Estates plan was presented. York County Comments were addressed.

Cecile Fether stated that rec areas in the development. She requested this as a member of the Codorus TWP recreation board. Over flow parking needs to be addressed. Slant curling was recommended. A vote following a motion for slant curling was made by Lamar and 2nd by Rich. The motion passed. The board would like the plan for the sewer plant to be shown on their plan. A land development plan must be submitted for the sewer treatment plant.

The TWP Engineer would like to have plans for the sewer plant.

James Halley and Gil Malone told the board that by signing the Codorus Estates Sewage Module we were only approving the concept of a STP and not STP type, location management or size.

The preliminary plan approval is contingent on a land development plan.

The supervisors need to determine if recreation improvements could be put in instead of a per dwelling fee charged.

IV

The expiration date for Codorus Estates is Dec 31 2000

The Graystone plan needs to be taken to the County for comments. Davidson has reviewed the plan and has comments.

Open space, parkland, pedestrian walk ways. Too many homes on a culdesac which is too long. The lots need to go to the center of the road. Street lights for each property. These were some of the things discussed.

A waiver was recommended for the too long culdesac including the extra number of units on the culdesac. This was put in the form of a motion by Richard & 2nd by Rich the motion carried. A motion was made to ~~allow~~ ^{allow} slant curling providing the Boro Agues was made by Rich & 2nd by Del. This motion carried.

Bruce Raffoldt had the Glen Echo plan. It needs to show perc. County comments were reviewed.

The subdivision and land development ordinance changes were passed and recommended that the supervisors approve them on motion by Richard and 2nd by Tom. The motion carried.

The amendment to the zoning ordinance was recommended to be passed by the Supervisors on a motion by Tom & 2nd by Del.

The board should have an idea
what we want in regard to open space
before a plan is brought in.

Side walks from the development should
join the area of the Boro.

A work site was scheduled for
Oct 24 at 7 PM

The meeting was adjourned

Respectfully Submitted

Richard Masimae

Recording Secretary

I Cedrus TWP Planning Aug 31 2000 Comm.

The meeting opened with the pledge to the flag. Members present were Rick Sechrist, Lamar Gladfelter, Richard Masimore, Tom Moore, Deb Slawson and the boards Salwa Malene.

Zoning officer Rappoldt reported 12 permits for the month.

The Roland & Patricia Cumar subdivisions plan on Sunny Slope Road was presented. The planning module needs to be signed. Lot #1 is 2.54 acres and is on the south side of Sunny Slope. The balance is with lot #2 - 56.27 acres. A motion was made by Lamar and 2nd by Deb to pass and sign the module. The motion passed and the module was signed by Tom.

The Cedrus Estates planning module was presented by Jim Halley. The board raised questions about the ① Treatment plant location ② The plant is to serve Lynwood and Cedrus Estates at this point in time. The Sewage Planning module was filled out by Salwa Malene. A motion to approve and sign the module was made by Rick and 2nd by Richard. The motion passed and the module was signed.

III

Rene de Brahender would like to sell 22 acres of the former Stick Property. Perhaps the TWP would be interested in the property.

Solicitor Malone suggested the subdivision of the house before the TWP would make the purchase. 1 acre could be subdivided but the 22 acres cannot be sold separately unless the TWP would buy it for Recreation purposes. The board recommends that the supervisors study the idea of purchasing this property lying between route 216 and 851 and Stick Shoal House Road, for the purpose of recreation area. This motion was made by Deb and 2nd by Tom. The motion passed.

Erwin Rappoldt had a plan for Lot #1 1.16 acre. Along Fissels Church Road. Form B was signed after a motion by Deb and a 2nd by Tamar. The motion carried and the form was signed.

It was noted that 5 properties were accepted for the Ag. Security Area.

James Bailey 121 acres on Rockville Road

Jerry Jones 83 acres Wrentham Road

James Bailey Baron Road 41 acres

Donald Myers 100 acres Cathlamet Valley

Donald Myers 52 acres Tannery Road

TOTAL ~~314~~ acres

397

If The board will need scientific contacts
Ann And Jerry Jones will look into additional
information.

A work session was scheduled for
Sep 26 at 7 o'clock. to address the zoning
ordinance for a special exception to keep
obnoxious and commercial uses out of the
ag zone. If the supervisors don't get an
appropriate attention on Codomo Estates the
plan should be rejected.

The starting date of these plans must
be determined.

The meeting was adjourned

Respectfully submitted
Richard Macmillan
Recording Secretary

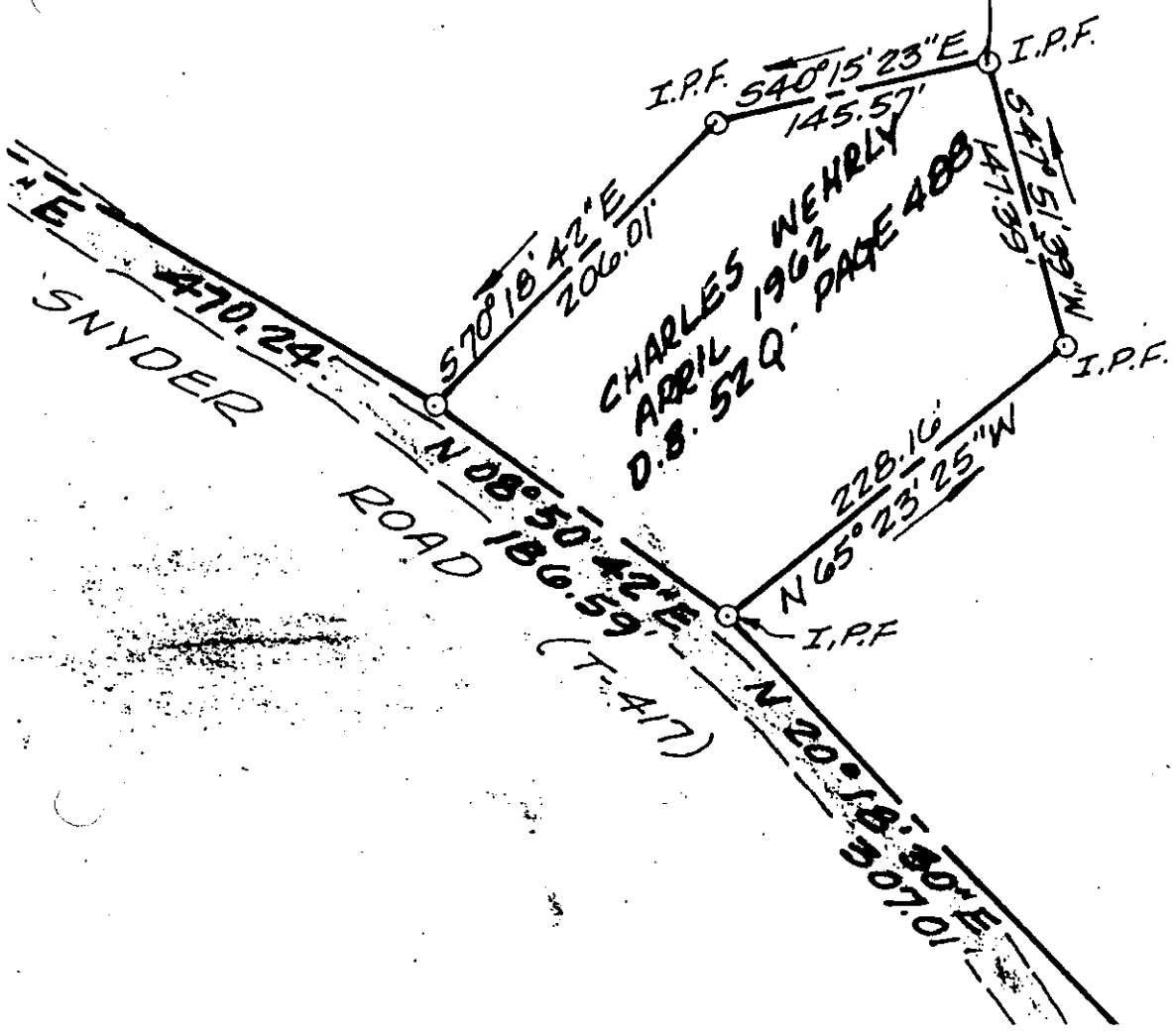
Lands N/F
SAMUEL HOFF

N 23° 25' 32" W

1061.18'

Charles Wehrly

PROPOSED LINE
(Approx.)



Cadmus TWP Planning July 27 2000 Board

The meeting opened at 730 with the pledge to the flag. Members present were Rick Sechrist, Lamar Gladfelter, Richard Masimone, Tom Moore, Deb Clauson and Solicitor Gilbert Malone.

The minutes were approved as amended.

Public Comments - Ceile Frutkins raised questions about the extension of the Graystone plan. The end date of the 90 day extension should be established and a letter from the supervisors should be sent to the applicant.

Zoning officer Bruin Rappoldt has a situation where a man wants to build a garage and later a house. He was told to issue both permits at the same time.

He then presented the rest of his report for the month.

Mr Yetton was present. He read a copy of the board's minutes pertaining to his situation at Bon Air. The board determined that there was no abandonment of the business. A motion was made to this effect by Deb and 2nd by Rick. The motion passed.

The Rev-Richard Weaver subdivision plan was presented by Doug Crawford. The plan was reviewed and county comments were noted.

A motion to pass the plan was made by Rick Sechrist and 2nd by Richard Maximine.

The motion passed and the plan was signed.

Doug then presented the Alton Krebs plan.

The county comments were reviewed. A motion to pass the plan was made by Tom and 2nd by Larnar. Subject to DEP approval and payment of fees. The motion carried with 3 yes Rick abstaining and Deb voting no. Lot #2 is 1.53 acres Lot #1 128.7 acres. The driveway to the lot is a right of way, farm road.

The lot is oversize due to the way it fits in that corner of the property. The lot is also hilly.

A site inspection was held on July 6 on the Tiffany Beliaj property along Cherry Run Road.

An oversize lot should require 2 building allocations. There would be the potential of having 2 dwellings on the property if 2 allocations are used. The board would need to see a sketch with accurate dimensions.

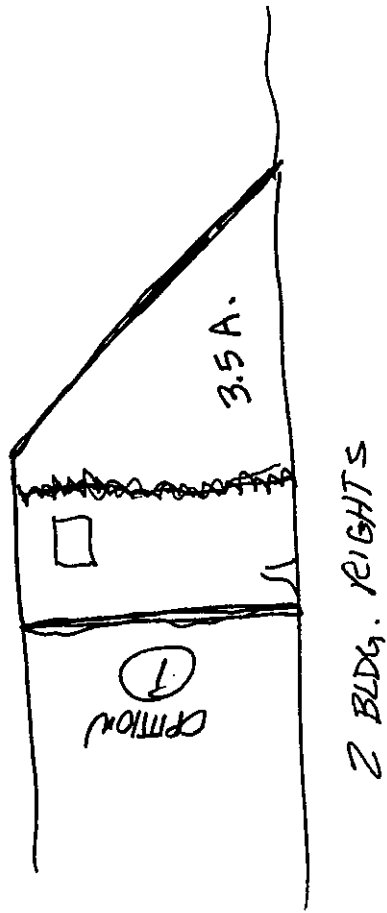
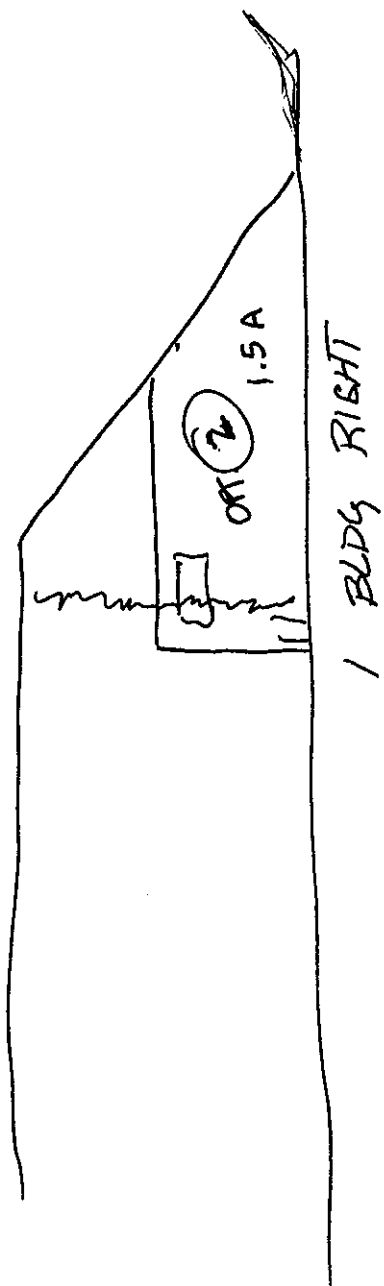
The board proposes Option #1 1.5 acres for 1 dwelling right and Option #2 for 2 Bldg rights 3.5 acres (Example follows)

There was discussion on a draft of an ordinance requiring best fly management practices for concentrated ag operations in Codorus TWP.

The board will try to review the ordinance individually and work on it at a future meeting. Will probably work on it at the August meeting and later contact the author of the Draft. A work session was scheduled for Aug 8 - The meeting was adjourned

Respectfully Submitted
Richard Marimone
Recording Secretary

Part of
Bldg. for
removal



June 29 2000
Codorus TWP Planning
Board

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

Lamar Gladfelter Richard Macinnou
Tom Moore Deb Lawson and Saluator
Gilbert Malone.

Public Comments - Cecile Fethers reported on the recreation board and had questions about organizing a meeting. Marcia McNight had questions about a building proposed by Alan Case and also about his proposed construction of a ball field. Cecile Fethers suggested having a meeting to discuss some pertinent planning matters. Tuesday Aug 8 at 700 was picked for a meeting. Some of the things to be discussed were, open space, out door recreation property rights transfer, and group homes. Bruce Rappoldt reported issuing 11 permits.

The minutes were read and approved.

Dale Baldwin was present. He has a property along Shoppers Church Road. The lot was purchased from Martin Staugh and is 100 ft x 200 ft. He would like to increase the lot to 1 acre. The lot is approx $\frac{3}{4}$ acre and cannot be built on. Could he be allowed to purchase enough from

a neighbor to make it a legal size lot
he could not be allowed to buy property from a neighbor.
The board suggested that he try to sell
his lot to an adjoining property.

Will try to check minutes to see if the
board had a finding on this problem in the
past.

Doug Crawford was present with the
subdivision of Bob Amepacher and Alton and
Ilda Kubo. Lot #2 would be 1.58 acre.

The module was approved and signed on
a motion by Tom and 2nd by Richard.
Doug also had the plan for Richard Weaver
of the former Myers farm. The lot to be
subdivided is 1.32 acre. The module was
signed after a motion and 2nd by Richard
and Lamar.

Ralph and Lucille Wright from Sinsheim
Shoal Road want to make a line adjustment.
It would need 200ft in the front and could
taper the line to the back. He could retain the
driveway right of way. Lot #1 is a non conforming
lot. He does not need to enlarge the lot
in order to sell it. He would need a right of
way for driveway before his parents sell it.

Dennis Barry of the former Bailock property
on Brush Valley Road. It contains 22.8 acres
and a farm house.

It is part of the Montgomery plan from 1976.
It has enough road frontage but no building rights.

The Rodney Kulis site inspection was discussed. Four lots were discussed. 2 lots should be OK. The board has a problem with lot #3. He can proceed with lot #2. The new home can be built on the residue. One acre should be delegated for other lots. The siting of the remaining lots will be discussed at a later time.

Tiffany Beliaz owns the former Kohler farm on Cherry Run road. There is a 14 acre area on the south side of the road. The possibility of using 2 building rights on an oversize lot were discussed. A site inspection will be held July 6 at 6 o'clock.

Erwin Rappoldt stated that construction is going on in Bonair at the old Shaffer store site. It is a nonconforming use and has been closed for more than a year.

Mr. Yelton who owns the property has recently purchased the Earl Amosacker home which fails. He would also like to buy some property from Mr. Dudley which also fails.

Mr Yelton should be advised about the stipulations concerning this former store property. It was suggested that the Village square concept could be discussed. He could buy the other property and merge with the earlier acquired property. He would probably need a variance to make reasonable use of a pre existing building. He will need a subdivision plan for the property he wishes to buy.

Erwin Rappoldt owns property along Fisselle Church Road. He proposes to sell Lot #1. This will require subdivision. There was some discussion about storm water management for this proposed development. A requested attention was ^{received}.

The Graystone plan has an expiration until July 31. The revised plan must be acted on by the end of July.

The Gruppe home ordinances was renewed and should be OK to advertise for adaption.

The meeting adjourned

Respectfully submitted
Richard Masumore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

MAY 25, 2000

The meeting opened at 7:30. Members present were Rick Sechrist, Richard Masimore, Tom Moore, Solicitor Gilbert Malone and Deb Slawson.

The minutes were read and approved as amended. Page 3 the type of sewage treatment facility should be extended air; was removed.

The zoning report was given. A property along route 516 will be giving piano lessons and providing day care. Signs were suggested for caution children. State permission and state approved signs would be required. The board thinks this would be alright and also recommends proper signs.

Jack Lehr was present with the former Wilmer Brown farm plan for approval. Richard mad a motion to approve the plan. Tom made a second. Deb & Rick were opposed. The plan will go to the board of supervisors without planning approval.

Preston Beall represented by Doug Crawford had the plan for his subdivision at the east end of Shaffers Church Road. One lot #1 is 2.027 acres. Lot #2 is 4.711. A private road maintenance agreement would be required. The contour lines on the print should be at 5 ft. Intervals. Fees should be paid. Four lots will be accessed by a private driveway. A waiver for the lot depth to width ratio for lot #2 was recommended by the board on motion by Richard and seconded by Deb. The motion passed with Rick abstaining. A motion to pass the plan was made by Deb and seconded by Tom with Rick abstaining.

Michael Weaver had questions about the home of Ken Wright. The sewer from the Wright home is hooked to the sewer of the Weavers? If Ken Wright should sell the farm what is the status of the present Wright dwelling. It is the board's understanding that should Wright sell the property the home be removed as in hardship cases.

Steve Webster was present. He owns the former Wildasin property. He would be allowed to have a deeded easement for property owned by George Tracey. He could also buy enough property for a sewer waster absorption from Tracey. This could be done without Mr. Tracey losing a building right. This would have to be done on a proper legal and recordable form. A letter will be written to inform Mr. Webster and Mr. Tracey.

Rodney Krebs was present with a sketch plan of his property along Rohrbaugh Road. Lot #2 has a dwelling and is approx. 3 acres. Lot #3 is approx. 2 ½ acres. Lot #1 is the residual. Total acreage is approx. 138. Lot 2 & 3 are both oversize.

A site inspection will be held on June 6th at 7 P.M.

Alan Case proposes to build a 5 x 200 multipurpose building. This would require a land development plan unless he goes for a smaller building.

He also discussed building a playing field for little league use. It would probably be ok for his own use but for scheduled organized league use it would become much more complicated.

There was some discussion on a recreation area for the township.

The group home ordinance was reviewed. The board will continue this at a later meeting.

Mrs. Fetters had information on recreation areas in areas to be developed in the Township. These areas would be installed by the developers.

The meeting was adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

APRIL 27, 2000

The meeting was called to order at 8:06 P.M. members present were Rick Sechrist, Tom Moore, Richard Masimore and Attorney Gilbert Malone. Deb Slawson arrived later.

Laverne Wolfgang would like to combine some ground. He does not need Township approval to do this. He was representing the White Rose Motorcycle Club.

Mr. Rappoldt gave his Zoning Officers report. Two permits were issued. These items were discussed before the meeting began.

The minutes of the last meeting were read & approved.

Jack Lehr was present with his plan for the former Wilmer Brown farm. A note should be included stating that 2 allocations are assigned to each parcel. Lot #1 is 92 acres and Lot 2 is 10.35 acres. There were questions from neighbors about allowing an oversized lot. Some of the reasons for an oversized lot are. 1) The existence of storm water swales. 2) Poor quality soil. 3) The location of existing house and sewer. 4) The steepness of the property. 5) Giving up one additional allocation. A motion was made by Tom to sign the module with a 2nd by Richard. The module was signed.

Ronald Smith was present with his plan and county comments for merging 2 parcels of land and transferring a building right to another part of his property. The county comments were reviewed. The Board being satisfied signed the plan following a motion by Rick and a 2nd by Tom. A letter of agreement must be signed and fees paid before the Supervisors sign the plan.

Andrias Proepper would like to have a 2 family house. This would not be allowed. At present 2 families can share a home if it has one central kitchen. In the ag zone the ordinance does not allow 2 family dwellings.

Preston Beall has the property at the end of Shaffers Church Road. He needs a maintenance agreement on the driveway. Richard made a motion to sign the planning module with a 2nd by Tom. Rick abstained. The module was signed.

Tom stated that the Board will not recommend a positive word for the proposed use of the former Brown property. The zoning hearing is scheduled for May 23rd. A letter will be sent to the Board and to the Supervisors stating the Boards position.

Neighbors were present voicing their opposition to the proposed use of the property. The use of the area for a bicycle and motorcycle race course would be a source of noise, erosion and increased traffic. Adverse affects on area cattle, wildlife and plants was also noted.

The residents opposed to this proposed use were advised to have legal council at the hearing.

A motion was made by Deb and 2nd by Richard to send the afore mentioned letters. The motion carried. Other items mentioned were; sanitary conditions, security, liability insurance of probably no less than 2 million dollars, overnight camping, fire control, possible closing during burn ban conditions and light from night events. Also traffic control, dust control and adequate parking. A land development plan would be needed because of the amount of soil being moved and the planned movement of rain water.

Mrs. Feters had comments on Twp. development. She recommends that some type of recreation area be put in by the developers. Should the board require these areas by the developers?

The act 537 plan was briefly discussed. The SBR plan needs to be refined.

Deb Slawson made the motion and Tom made the 2nd for the board to recommend Lamar Glatfelter to replace Jim Bailey on the Planning Board. Jim's time expires and the Board recommends Lamar to the Supervisors. The motion carried.

The meeting adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

May 8, 2000

To: The Codorus Township Board of Supervisors

Attention: Mr. Brian Baer

The Codorus Township Planning Board does not feel that the property selected for proposed bicycle and motorcross competition track areas would be the proper location in the township. If this request should be granted, a list of qualifications would need to be stressed:

1. Excessive noise- even with stock mufflers, the decibel rate is very high.
2. Increased traffic in the surrounding neighborhood.
3. Fire prevention with the possibility of closing during drought conditions
4. Public Safety (first aid on site) and ambulance service
5. Overnight camping
6. Adequate sanitary facilities and garbage handling.
7. Adequate parking
8. Security (during events and during "closed times") People tend to use areas when not open.
9. A land development plan since extensive excavation would take place.
10. A reasonable public liability insurance policy of at least 2 million dollars coverage
11. Adverse effects to neighbors, cattle, wild life, plants and trees
12. Food and beverage facilities
13. Excessive erosion caused by wheels tearing up the soil

The planning board does not recommend positive consideration of this venture by the Supervisors.

Respectfully submitted,

Richard Masimore
Codorus Township Planning Board
Secretary

Codorus Township Planning Chairman, Tom Moore

May 8, 2000

To: The Codorus Township Zoning Planning Board

Attention: Mr. George Williams

The Codorus Township Planning Board does not feel that the property selected for proposed bicycle and motorcross competition track areas would be the proper location in the township. If this request should be granted, a list of qualifications would need to be stressed:

1. Excessive noise- even with stock mufflers, the decibel rate is very high.
2. Increased traffic in the surrounding neighborhood.
3. Fire prevention with the possibility of closing during drought conditions
4. Public Safety (first aid on site) and ambulance service
5. Overnight camping
6. Adequate sanitary facilities and garbage handling.
7. Adequate parking
8. Security (during events and during "closed times") People tend to use areas when not open.
9. A land development plan since extensive excavation would take place.
10. A reasonable public liability insurance policy of at least 2 million dollars coverage
11. Adverse effects to neighbors, cattle, wild life, plants and trees
12. Food and beverage facilities
13. Excessive erosion caused by wheels tearing up the soil

Respectfully submitted,

Richard Masimore
Codorus Township Planning Board
Secretary

CC: Codorus Township Supervisors
Codorus Township Planning Chairman, Tom Moore

CODORUS TOWNSHIP PLANNING COMMISSION

MARCH 31, 2000

The monthly meeting of the Planning Commission opened at 7:30.

Member present were Rick Sechrist, Jim Bailey, Richard Masimore, Tom Moore, Solicitor Gilbert Malone and Deb Slawson.

There being no public comment Mr. Rappoldt presented the monthly zoning report. There were 5 permits issued.

Mr. Roland Cumor owner of the former Lau farm on Sunny Slope Road was present. He would like to sell a triangle of land including the farm buildings. This would be about 2 ½ acres. He owns approx. 59 acres. A small amount of the property is in rural residential and the remainder is in ag zone. The road would border on 3 sides of the proposed subdivision. Part of the area borders property owned by Larry McSherry. He should be allowed to do this. He was told to contact a surveyor and have a perc test.

Wilmot Adams would like permission to have a portable unit on his Creamery property to sell ice cream. Permission to sell snow cones was given. The Zoning Hearing Board should have issued a report on this hearing. The Planning Board has no objection to this if it is not in violation of the Zoning Board. Mr. Rappoldt will check with George Williams as to the status of the hearing.

Sidney Krebs was present representing Stone Church. He wondered if it would be possible to locate a 8x28 ft trailer for use as an office on the property near the barn. There would be no sewer or waste hook up, only electricity and telephone. This should be possible as an accessory to the principal building use of the church. A building permit should be all that is necessary.

Jerry Stahlman representing Graystone development was present with a revised plan with a tentative time frame for June.

Jack Lehr would like to subdivide approx. 10 acres form the former Wilmer Brown farm. The total property is 103 acres and has an allocation of 4 building rights. The proposed subdivision is too large for Township regulations. Water runoff is going to be a problem.

A motion to approve an oversize lot with 1 extra allocation given up by Jim with a 2nd by Deb. The motion carried with Rick being opposed. Two allocations would be assigned to the subdivision and two to the remainder of the property.

Ted Sparks has an interest int he remainder of the property. He would like to operate a family oriented motor cross, BMX track for bicycle and motorcycles. This would require a special exception and would have to be located on poor quality ground. This would be an outdoor recreation and should go before the zoning hearing board. Things the board would need to consider would be, erosion, parking, security, trespassing and noise. He should have a contract on the

property before proceeding with the zoning hearing.

Ronald Smith was present with his subdivision plan. He would need an agreement to transfer 2 building lots. There was a motion by Rick and 2nd by Tom to approve the module. The motion passed and the module was signed.

Bob and Becky Amspacher would like permission to put a house on the Alton Krebs property. The location previously selected was not suitable. The new area would be one acre in the wooded area on the higher ground of the property.

The road to the lot should be right of way. The total acreage is 131. This location should be okayed by the board.

Rev Richard Weaver is interested in the Richard Myers farm of 19 acres near the village of Neimans. He would like to build a home on one acre across the road from the farm house. A motion by Rick and 2nd by Jim to allow a 200 ft lot to the rear of the property line. The motion passed.

There were some questions asked and some errors corrected on the final draft of the amended zoning ordinance. Jim made a motion to pass the amended ordinance on to the supervisors for their approval. There was a 2nd by Richard and this motion carried.

Deb relayed some information on the governors proposal on potential legislation. Mr. Stahlman should be asked to withdraw the old plan since he presented a revised plan.

Codorus Estates ask for a 90 day extension. Is that from today or from the original expiration date? It should be from the expiration date of the last one.

Deb had a question about whether Gil should volunteer to help people with letters of agreement? Gil didn't feel that he was overstepping the bounds.

A property owner in Glenville would like to build a garage in the flood plan area. A building permit must be secured from Codorus Township. Part of the property is in Manheim Township. The permit must be issued by the Township that will receive the structure.

The meeting was adjourned.

Respectfully submitted
Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

FEBRUARY 24, 2000

The meeting opened at 7:30 P.M.

Members present were: Tom Moore, Rick Sechrist, Jim Bailey, Deb Slawson, Solicitor Gilbert Malone and Richard Masimore.

Public Comments: Mrs. Feters had questions defining public meetings and Section 303 of the Township Planning code. Submitting plans other than at meetings. The clock does not start until it is submitted at an official Supervisors or Planning Commission meeting. Also the Act 537 plan from the September meeting concerning the eastern location.

The zoning officers report: Ronald Smith would like a home occupation permit to refinish furniture Sec. 614. Mrs. Delp also would like a home occupation permit to sell home schooling supplies.

Irvin Rappoldt had a new form for application for a building permit.

The minutes from the January meeting were read and approved.

Marcia McKnight had questions about Ronald Smith's proposal to buy adjacent land to transfer building rights.

Rich Bogart representing Codorus Estates was present with his plan for 134 dwelling units. This being a preliminary plan there was some confusion about the location of the sewage treatment plant. This was not a complete set of plans. No parking and or recreation area were shown. It was suggested that additional information be provided to the Township and the Township engineers. Plant design and storm water management should be included. This information should be available two weeks before the next meeting or March 16th. If not by then a letter of extension should be obtained. The wet lands need to be defined on the plan.

Tiffany Bullaj was present. She owns the Kohler farm on Cherry Run Road of about 89.4 acres. She would like to subdivide about 14 acres for a lot for her mother. There are two available allocations. She would need a perc test and subdivision plan. The Board would like to see a sketch plan. An oversize lot would include both building allocations.

Jack Lehr has the former Wilmer Brown ^{farm} of 103 acres. He was told to keep lots in the area of 1 acre and to have dimensions on a sketch plan before the final plan.

Engineer Jeff Shue was present with information pertaining to the Act 537 Plan.

- 1) Discussion was held on the idea of a joint sewer authority.
- 2) The location of the sewer facility.
- 3) How to deal with developers.

Page 2

A meeting was decided on for March 9th at 7:30 to discuss problems of the Act 537 Plan. Items to be discussed are location, authority, and alternative time table for development and to analyze an agreement between the Township and the Boro of Jefferson.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

From: T.C. Moore

3-4-00

Dear Supervisors:

I feel compelled to explain my discontent regarding the 537 plan process as it has developed.

We engage expert advisors who are supposed to represent the township's best interest. However C.S. Davidson and our solicitors have not done an admirable job of guiding us. Of course I also bear responsibility for not asking the right questions at the right time.

In a phone conversation with Jim Noringer of DEP I did ask the right question (although late). He explained how the 537 study was designed to facilitate choosing a WWTP site by analysing several alternate sites in some depth, producing comparative numbers relating to construction and operating costs, as well as other things, so the township could choose what is best for our residents. When I explained that there was no evidence of such study Jim Noringer said that there must be because without it a 537 plan

is not approvable by DEP.

I called Jeff G. of C. G. Davidson and learned the following:

- 1- No, he had studied no alternative sites.
- 2- No, he had not looked at our Camp Plan to see where the recommended site was when that document was written.
- 3- He was not about to "launch a global search" for sites.
- 4- He explained how 537 plans are frequently written when there is clearly an uncontested, agreed upon site. That is to write a plan to support a site already chosen, not write a plan to help choose a site.
- 5- He knew how to write the minimum required language about alt. sites study to satisfy DEP requirements without doing studies.

I would emphasize that upon the very first joint meeting representatives of our township raised concern about the northeast site (#1). There certainly was not unanimity in liking that

one site.

In other conversation with Jeff S. he agreed that there was already considerable momentum of thinking toward the north eastern site before Lockover Twp. got involved with Jeff. Borr.

Our committee of Lamar, Rich, + Tom met with Jefferson's committee last winter and learned about treatment methods, costs and management options. At one point we were instructed by C.G. Davidson to agree on a site because then the 537 plan could progress. The only information about siting were things like: Jeff. Borr won't have it, Snyder & Gray won't talk to each other, and the Snyder site is the best deal because it is a gift. That last item always seemed a hollow argument to me because I wasn't sure how a \$30,000 piece of ground could be a decisive factor in a \$3,000,000 or more project. Is a 1% or less savings enough reason not to do a complete alternative siting study? Is it a reason not to consider infrastructure impact on our township development plan as outlined by the Comp. plan

and Zoning Ordinance?

So, rather than tackle the 537 study frontwards C.S. Bandson stalled on alt. site studies while prodding us toward the Northeast site hoping for the outcome we got.

Regardless of how the location decision was made by the Supervisors, and I suspect it was made ~~because~~ with ~~the~~ fatigue caused by developer's arguments and concern about relations with neighbors rather than ^{with} good data, the decision became another formal justification for the 537 outcome. The analogy comes to mind of passing a counterfeit \$20 bill off to purchase \$20 worth of real goods.

Additionally the Supervisors vote on location effectively made moot any further planning deliberation on the site issue. (F.I)

The where and how of ^{the} WWTP should be due to the best, most honest, and thorough deliberation we can muster. We need defensible solutions based on good data. At this point we have little to be proud of.

T.C. Moore

FOOTNOTES:

(F-1) This is not simply a sour grapes statement because the planning commission was cut out of their planning role. After prodding, C. G. Davidson began to generate data about alternate sites. What was the purpose except to further convince DEP that the 537 was done frontwards instead of backwards? Codrus Township had already made up its mind so there would be no discussion of the new data.

March 20, 2000

Dear Tom,

In answer to your March 4 letter regarding the Act 537 Plan and proposed WWTP, I wish to say that we hire professionals to guide us in our decisions in the areas of Zoning & Planning. As far as our Solicitor, Gil Malone, he has always been the choice of the Planners. C.S. Davidson, Inc. is also a well known and respected engineering firm.

If the Township feels that these professionals are not serving the Township in the best interests of the residents, then we should look into replacing them. If it is the desire of the majority of Planners and Supervisors, we can look into their replacement. These replacements are made at the January organizational meeting. We have nine months to interview others to fill these positions.

If I remember correctly, when a WWTP was first brought up, the Township asked to get involved with Jefferson Boro. This involvement would give the Township more control over the treatment plant. This was when you, Lamar and Deborah started meeting with the Jefferson Borough committee. I don't remember any site Northwest of Jefferson being discussed. The site the committee was discussing was to the Northeast of the Borough on the Snyder property. I was never convinced that this site was more desirable than the site chosen further down near Buffalo Valley Road.

We had something thrown at us that we had no experience with. So if the professionals did not have the expertise to guide us, shame on them. A WWTP and Act 537 Plan were all new to us since we had no previous experience in this field.

Sooner or later, the Township would have been mandated by the State to have an Act 537 Plan. Several years ago a study was done in the Glenville area where there has long been a problem with malfunctioning septic systems. The study concluded that the cost of a system to take care of Glenville would be too cost prohibitive for the residents, many on fixed incomes.

I have always appreciated all the work and long hours the Planners have given to their work and will continue to thank all of you. I'm sorry you are so dissatisfied with the solicitors, engineers and some supervisors. Let's hope everything will work out for the best.

Goldie Day

Codorus TWP Planning Comm

Feb 24 2000

The meeting opened at 730.

Members present were Tom Moore
Rick Sechrist, Jim Bailey, Deb Slawson
Solicitor Gilbert Malone and Richard Masimow
Public Comments - Mrs Fethers had questions
deferring public meetings and Section 303 of
the TWP. Planning Code. Submitting plans
other than at meetings. The clock does not
start until it is submitted at an official Supervisor
or planning commission meeting. Also the 5-37
plan from the Sept meeting concerning the eastern
location.

The young officers report - Ronald Smith
would like a home occupation permit to
refinish furniture Sec 614. Mrs Delp also
would like a home occupation permit to sell
home schooling supplies.

Erwin Rappoldt had a new form for application
for a building permit.

The minutes for the January meeting were
read and approved.

Marcia McNight had questions about
Ronald Smith's proposal to buy adjacent
land to transfer building rights.

Rick Bogart representing Codorus Estates

was present with his plan for 134 dwelling units. This being a preliminary plan there was some confusion about the location of the sewerage treatment plant.

This was not a complete set of plans. No parking and or recreation area were shown. It was suggested that additional information be provided to the Twp and the Twp engineer.

Plant design and storm water management should be included. This information should be available two weeks before the next meeting or March 16. If not by then a letter of extension should be obtained. The wet lands need to be defined on the plan.

Tiffany Bullaj was present. She owns the Kahler farm on Cherry Run Road of about 89.4 acres. She would like to subdivide about 14 acres for a lot for her mother.

There are 2 available allocations. She would need a perc test and subdivision plans. The board would like to see a sketch plan.

An oversize lot would include both building allocations.

Jack Lehr has the former ^{Wilmer} Brown farm of 103 acres. He was told to keep lots in the area of 1 acre and to have dimensions on a sketch plan before the final plan.

Engineer Jeff Shue was present with information pertaining to the Act 5-37 plan.

- ① Discussion was held on the idea of a joint sewer authority.
- ② The location of the sewer facility.
- ③ How to deal with developers.

A meeting was decided on for March 9 at 7:30 to discuss problems of the Act 5-37 plan.

Items to be discussed Location, Authority and alternative, Time table for development and to analyze an agreement between the TWP and theboro of Jefferson.

The meeting was adjourned

Respectfully Submitted

Richard Macinver

Recording Secretary

✓ Cadmus TWP Planning Jan 27 00
Board.

The meeting opened at 7:35 with the pledge to the flag. Members present were Tom Moore, Rick Seehorst, Deb Lawson, Richard Maximou and Solicitor Gilbert Malone.

Under public comments Jerry Jones had questions about large farm operations.

~~Solicitor~~ Solicitor Malone had two books on the subject but they were not much help.

Armin Rappoldt was not present so Tom read his report.

Nancy Lippe had questions about building a new home on their property along Meckley Road. They would like to turn the existing home into a workshop and moving the kitchen into the new home. The site for the new home is in question. The SEO will have to be contacted for the perc test. All the land in question is of poor quality. No subdivision is needed.

The minutes of the previous meeting were read and approved.

Armin Rappoldt reported 3 permits for the past month.

II

There were some questions about the Hemler construction at the intersection of Route 216 and Stone Church road. Everything should be OK.

The Boca Code is optional for the time being. All TWP. regulations should be consistent with the state.

Rebecca Krebs wants to subdivide a lot off of her parents farm, Alton & Ida Krebs.

The farm consists of 1.31 acres. The lot should be one acre. The board gave tentative approval to their verbal proposal of a lot located on the south side of Krebs road at the west end of their property.

Ronald Smith had questions about property along Sunny Slope road. He owns 88.6 acres along Route 216 with no remaining building rights. He would like to buy an adjacent property so he could transfer a building right to another part of the property. He proposes to sell present home so he would need allocation for remaining acreage. This would be permissible.

Items of the proposed ordinance pertaining to Cell Towers were reviewed to comply with the York County planning comments.

IV A motion to recommend the proposed amended ordinance be passed to the Supervisors for their action was made by Deb and 2nd by Richard. The motion passed.

Typographical errors on the ordinance were addressed. The group home ordinance was reviewed. This will be worked on at a later time.

A bed & breakfast ordinance will be considered. The Graystone plan needs attention. A motion by Deb with a 2nd by Richard to request an attention. The motion carried. Jim Bailey's term on the board expires ^{Mar. 31} in April. Is Jim still interested or is some one else interested in the position?

The meeting adjourned.

Respectfully Submitted
Richard Masimoro
Recording Secretary.

✓ Cadmus TWP Planning Jan 27 00
Board.

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Under public comments Jerry Jones had questions about large farm operations.

~~Solicitor~~ Solicitor Malone had two books on the subject but they were not much help.

Bruce Rappoldt was not present so Tom read his report.

Nancy Lippe had questions about building a new home on their property along Meckley Road. They would like to turn the existing home into a workshop and moving the kitchen into the new home. The site for the new home is in question. The SEO will have to be contacted for the perc test. All the land in question is of poor quality. No subdivision is needed.

The minutes of the previous meeting were read and approved.

Bruce Rappoldt reported 3 permits for the past month.

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The farm consists of 131 acres. The lot should be one acre. The board gave tentative approval to their verbal proposal of a lot located on the south side of Krebs road at the west end of their property.

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A bed & breakfast ordinance will be considered. The Graystone plan needs attention. A motion by Deb with a 2nd by Richard to request an attention. The motion carried. Jim Bailey's term on the board expires ^{May 31} in April. Is Jim still interested or is some one else interested in the position?

The meeting adjourned.

Respectfully Submitted
Richard Masimow
Recording Secretary.