

CODORUS TOWNSHIP PLANNING COMMISSION

DECEMBER 13, 2001

The meeting opened at 7:30 P.M. with the pledge to the flag. Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Deb Slawson, Solicitor Gilbert Malone and Richard Masimore.

Gary Wildasin was present, he would like an add on lot and will need a merger agreement. The lot will have a building right. Solicitor Malone will draw up the merger agreement. If it becomes a building lot the right of way will need to be widened to 25 ft. Deb made a motion to sign Form B. Lamar seconded the motion. Rick made a motion with a second by Lamar to sign the plan contingent on a merger agreement and widening the on lot right of way to 25 ft. Both motions carried.

Elwood Beaverson has a non-conforming building lot. The separate lot is on a separate deed and is taxed separately. The lot has 145.66 ft. of road frontage. Section 9 of the ordinance states that 150 ft. minimum frontage is needed for a building lot.

Mark Sullivan had questions about the 104 acre Hoshall property. A nursery operation would be okay. The number of building allocations is in question. The board thinks there are three remaining.

The Graystone plan was discussed. The number of dwellings on a cul-de-sac and the length of the cul-de-sac.

Mr. Stahlman needs to withdraw the old plan. The Township engineer needs to review the current plan. The plans for the sewer plant need to be reviewed by the Township engineer. There was discussion about duplex units on the 12% slope near the development entrance. Further discussion on the plan was tabled until the Township engineer has a chance to make the review. The Board has a meeting before the expiration date. There were questions raised about the 500 ft. maximum length of a cul-de-sac. January 31st is the last Thursday of the month and is also the plan expiration date. The plan will need an extension before January 31st.

Daniel Baugher from Manheim Township was present. Mr. Baugher is buying land in Manheim Township from Jon and Monica Schmeyer. The plan was presented as a courtesy to the Township. There was a motion to sign the plan as amended with the agricultural area by Tom Moore. Rick made a second and the plan was signed.

Irvin Rappoldt gave his report of 4 permits for the past month. He has some questions about the Beaverson non-conforming lot. It is one acre but not enough road frontage. There is a possibility of a right of way in from route 216. Tom will check with Solicitor Malone.

A work session is scheduled for January 22nd at 7:30 P.M.

A noise ordinance will be discussed.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

**Codorus Township Planning Commission
October 25, 2001**

The meeting was called to order with the Pledge to the flag at 7:40 P.M. Members present were: Rick Sechrist, Lamar Glatfelter, Deb Slawson, Tom Moore, Richard Masimore and Solicitor Gilbert Malone.

The minutes were approved as presented.

Ammon Alban had questions about 2 lots they own on Shaffers Church Road. They live on a 1 acre lot and have a 3.4 acre lot that they kept on a separate deed and tax bill. According to Section 626-9 the 3.4 acre lot would stand on its own and have a building right. The 1 acre was purchased in 1959 and the 3.4 acres in 1966. A 5.1 acre lot was purchased in 1977 which is land locked. This property is surrounded on 3 sides by Dave Donati. The 5.1 acre lot would have a quota of 1 if access could be gained.

Under public comments Tom read the letter of thanks from the Baer family. Jerry Stahlman presented the Graystone revised preliminary plan. The plan was reviewed and the time starts on 10/25/2001.

There is still some confusion over the waste water treatment plan.

Codorus Township and Engineer Jeff Shue have no information on the treatment plan.

The Board requested a set of plans for the sewer treatment facility be sent to the Township engineer. If the developer doesn't want to do this a letter should be sent to the Township.

Tom requested a month to review the plan.

The 2nd Thursday in Dec. is the normal time for the meeting.

The temporary dumpsite for old cable should be checked into. This has been going on for an extended period of time.

The possibility of a guardrail on a portion of Catholic Valley Road was discussed. It was suggested that the Supervisors check on this.

Rick made a motion to adjourn the meeting with a second by Deborah. The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

September 27, 2001

CODORUS TOWNSHIP PLANNING COMMISSION

The meeting was called to order. Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Deborah Slawson, Richard Masimore and Solicitor Gilbert Malone.

There were no public comments.

Frank Mitchell has a mobile home on his property. It is being used for storage on.ly.

The minutes were approved as presented.

Doug Crawford presented the FrankMattheu subdivision plan. Lamar Glatfelter made a motion to pass the Mattheu plan. Tom made the second. The motion passed.

Doug Crawford presented the Paul Moffitt plan. Lot #1 is 2.11 acres. Lot #2 is .057 acres. It is a merger of property. Solicitor Malone will prepare a merger agreement. Lot #2 will become a integral non-separable part of lands of Brain Kaltreider. Rick made a motion to approve the plan contingent on a merger agreement. Deborah seconded the motion. The motion passed and the plan was signed.

Irvin Rappoldt presented his report for the past month. There were 5 permits listed. The Kenneth Wright issue was discussed.

Deb Slawson presented information about water runoff from Johnson Road onto the Heaps property and neighbors washed out driveway. Gil will check other Township ordinances to see what can be done with our ordinance pertaining to storm water management.

There will be a work night for Transfer of Development Rights On October 2 at 7:30 P.M. Deb passed out material for members to become familiar with... Cecile Fetters presented information about the Municipal Authority to the Board.

The meeting was adjourned.

Respectfully submitted,
Richard Masimore
Recording Secretary

Codorus Township Planning Commission

August 30, 2001

The meeting opened at 7:30 P.M. with the pledge to the flag. Members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Tom Moore, Deb Slawson and Gilbert Malone Solicitor.

Jerry Stahlman was present with a revised plan for the Graystone Development. The plan shows 20 single-family homes on the cul-de-sac instead of 38 duplex units.

Will a waiver be granted by the Supervisors for the length of the cul-de-sac, and the number of homes on the cul-de-sac? The lot width is greater on regular lots than on the cul-de-sac. The Township needs a complete set of plans. The plans are available to the Township engineer. The Township does not have access to the Sewage Treatment plant design. A land development plan should be supplied for the treatment facility. The Township engineer will define what constitutes a complete plan. This will be considered a new plan. All old plans need to be recalled. A new fee will be leveled for the new plan. Financial restitution will be made up by the Township if any is owed to the developer. The plan on the table tonight is considered a sketch plan. The Township engineer will check to see if this is a complete plan. The Board will take no action at this meeting. The filing fee will be received when a complete plan is submitted. The books need to be closed out on the old plan.

John Hufnagel had questions about the Arthur Hufnagel property. He would like to have the barn of his father's property attached to his property. Under the ordinance this could not be done. The property in question has no building rights remaining. The records show that the balance of the farm can be sold as a separate unit. The bulk of the property has a building right.

Irvin Rappoldt read a list of permits for the past month.

There is a yearly renewal for hardship permits.

William McGrew plans to put a building on his property for machinery repairs. The proposal is in fact a subdivision even though it is not intended as such at the present. The soil type is MFB2 which is better quality soil than would allow building. Another location in the same general area was suggested containing a lesser quality soil.

A motion to approve the site requested was made by Rick and seconded by Lamar. The motion failed with a vote of 2 for and 3 against.

Elmore Burton from the former Graybill property was present. They are subdividing a lot along the farm road off of route 216. A motion was made by Deb and seconded by Tom to pass the module for the Dimler property. This motion passed and the module

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signed. A motion was made to approve the plan subject to DEP comments and payment of fee by Deb and seconded by Rick. The plan was signed.

Doug Crawford had the Paul Moffitt plan. Form B was signed following a motion by Lamar and seconded by Rick.

Doug also had a plan for Frank Mattheu. He secured a waiver from the Township for the private road section of the ordinance. A motion by Deb and seconded by Lamar to approve and sign the module. The motion passed and the form was signed.

Leland Snyder was present pertaining to the Gordon Snyder estate plan. County comments were reviewed. The wording of lot #1 has no dwelling rights need to be added to the plan. A motion was made to sign the plan by Lamar and seconded by Deb. The motion carried and the plan was signed.

Virginia Tressler needs Form B signed for a lot. A motion by Rick to sign Form B and seconded by Richard. The motion passed and the form was signed.

Deb raised some questions about Codorus Estates and Rosewood plans. An extension is required for Rosewood. Goldie will check on this.

October 2nd at 7:30 was suggested as a work session for transfer of development rights.

Information from other places doing transfer of development rights would be helpful.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission

July 26, 2001

The meeting was called to order at 7:35. Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Solicitor Gilbert Malone and Richard Masimore.

There were no public comments.

Mike Weaver was present. He had questions about his easement for his septic system (or lack there of). The drain field lies on the property of Ken Wright. The Board said he should seek legal counsel in this matter.

Irvin Rappoldt gave the zoning report. Five permits were issued. Irvin asked the Board about the requirements for a land development plan. The 5000 square foot issue was questioned. If an addition is added does the total square foot of the building count or just the addition. The addition would be counted on the total since this ordinance was adopted.

Doris Gracey had questions about the property she owns on Sunny Slope Road. Part of the property is in the agricultural zone and some is in rural residential. How many homes can be built. Probably not more than 5 with a public road. Possibly 3 with a private road.

Mr. Bartenfelder had subdivision questions on his 18 acre property. The property is along Cherry Run Road. He would like to have a 3 acre lot. This would not be allowed under the ordinance. A site inspection was scheduled for July 30th at 7:00 P.M. The topography may require an oversized lot.

Cecile Feters had questions about a land development plan. The plan should show all details of earth to be moved. All engineering details. Was any progress made on the concept of Transfer of Development Rights?

Errors in the new ordinance book were discussed. The open space section of the ordinance need some work. Open space should not be part of a lot and should not be all worthless ground. A large portion of it should be available for public use. A front yard should be set back of 35 ft. from the cartway was stressed. Can a dwelling be 14 ft. from the edge of the road? No, it should be 35 ft. minimum from the edge of the road. Two parking spaces should be required. People should not be allowed to park on or block sidewalks.

The minutes were read and approved.

Tom suggested the number of dogs be stated to have a kennel.

The Bill McGrew property along Snyder Mill Road was discussed. He would like to construct a building for repairing farm equipment. It would be a permitted use if the soil is of poor quality. A site inspection was set for July 30th at 8:00 P.M.

A list of errors in the new ordinance book was presented to Gil for corrections.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

JUNE 28, 2001

The meeting opened with Rick Sechrist, Tom Moore, Deborah Slawson, Richard Masimore and Solicitor Malone present.

A minutes correction was made on page 3 of the May minutes (Rural Residential Zone) (Rick Waltmyer) minutes approved as corrected.

Howard Conway was present. His wife shows dogs. They own ten dogs and breed two litters a year. They keep the best pups and sell or trade what's left. They are looking at the Robert Elmiger property on Bosely School Road. A dog kennel is a special exception. The Elmiger property has approximately 11 acres. Five acres required for a kennel license. Irvin Rappoldt is going to check this out.

Paul Moffitt would like to sell 50 ft. to his neighbor. His property is 296 ft. wide and this would still leave him over 200 ft. This property is on Snyder Mill Road. Each property is approximately 2 ½ acres.

Mike Hollins wants to put his property on Roser Road in the Ag Security Area. Deborah Slawson made a motion to approve, seconded by Tom Moore. This motion carried.

Irvin Rappoldt gave his report. There were four house permits plus two others.

The David McElroy property along S.R. 516 does not have any more dwelling allocations.

The Rodney Krebs subdivision plan was presented. York County comments were reviewed. Some areas of the lot are in good soil areas. He will change the driveway entering Rohrbaugh Road to enter in a safer manner. A motion to approve the plan was made by Tom Moore. The motion got three votes with Deborah Slawson voting "no". The plan passed.

There was a question on last months deBrabander's request for a farm hand dwelling. This would be up the Ag Preservation Board if they would allow another dwelling.

There was a question on the Raymond Wildasin property. His son, Gary, could buy the adjoining lot which would cause him to have an oversized lot with two dwelling rights. He couldn't build without Township approval. The property is to next Ed Calhoun and would have to be merged with Gary Wildasin's other lot.

The Rappoldt plan was reviewed. He moved the roadway farther from the house. The Bill McGrew property fronts on Snyder Mill Road. He would like to erect a building to work on equipment. If work is only on personal equipment he could do it. More information is needed.

There was some discussion on TDR'S other areas were not successful. Some people would like oversize lots. More work on this area at future meetings.

Deb stated that DEP has all permit applications listed on the Internet.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission

May 31, 2001

The meeting opened with the pledge to the flag. Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Deb Slawson and Solicitor Gilbert Malone.

There were no public comments.

Jerry Stahlman was present representing the Graystone Development. The number of homes on a cul-de-sac was discussed. The ordinance says only ½ of the dwellings can be townhouses. He will ask the supervisors to discuss waivers. He is also asking for comments on the Rosewood plan. There was discussion on the short piece of road that is in the township. This could be done by the Jefferson Borough and they could get the liquid fuel money for that portion of the road. An open space type subdivision is being used on this plan. There was a letter sent to Tom concerning a 50 ft. buffer to the Ag. Land. The letter was from the Jefferson Cemetery Association. Section 625 in the ordinance deals with this. Does the Planning Board want to deal with this or send it to the Zoning Hearing Board? Jerry requested a favorable recommendation to the Zoning Board from the Planning Board. (1) The 50 ft. buffer. Deb made a motion that Jefferson Borough's open space ordinance apply to this plan providing there is a 50 ft. buffer in the area in question. The motion was seconded by Lamar. The motion passed.

Jon Mays would like to buy approximately ½ acre from Dudley Greer. Mays already own 8 plus acres, which would make his property larger than the Greer place. He can do this if he adds the new piece to his property.

The Gordon Snyder mill property was discussed. They would like to separate the house from the mill. The planning module needs to be signed. There are a few mistakes that need to be corrected. Deb made a motion to sign form B. This was seconded by Lamar. The motion was passed and the module was signed by Tom.

Rodney Krebs was present. He has a 2-lot subdivision and the balance. Lot #1 has 133 acres, lot #2 has 2 acres and lot #3 has 1.72 acres.

The soil type for lot #3 is an issue (M F B 2) and (M F C 2) both allow building. The location of the lot is in question. Lamar made a motion to sign the module if lot 3 is decreased to 1 acre. The motion was seconded by Rick. The motion passed with Deb voting no.

Rick Waltemyer wants an in-law apartment in his home, which is in the rural residential zone. Single-family homes are all that is allowed unless there is a hardship. There is evidentially a hardship in this case.

Irvin Rappoldt gave his report. There were 3 applications for business/home occupations. (1) CPA (2) sale of flowers (3) home schooling supplies.

Jim Yelton had questions about the Dudley Greer property, which was discussed earlier.
Item #3.

Jeff Shue discussed major subdivisions and submissions. Should the plan be complete
before it is submitted?

Rene DeBrabander had questions about a dwelling for a farm hand.

Meeting adjourned

Respectfully submitted

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

APRIL 26, 2001

The meeting opened at 7:30 P.M. with the Pledge to the flag. Members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Tom Moore and Solicitor Gilbert Malone.

The minutes of the March meeting were approved as reviewed.

Irvin Rappoldt read his report with 7 permits issued for the month.

Debbie Houck was present with questions about putting a home on the former Cartmell property along Krebs road. It consists of 21.9 acres and was not subdivided since 1974. The property has a quota of 1. She would need to keep the subdivision at 1 acre. Irvin will check the property.

Gary Wildasin would like to take a lot off of his fathers (Raymond Wildasin) farm. This would be the third. He would like to take the lot off next to the one taken off before. The Board agreed that he could do this if the roadway is improved. It would need a 25 ft right of way with 16 ft. improved hard surface. It was suggested that he talk to neighbors about a wider right of way.

Public Comments: Deborah Kalina representing residents along Rockville Road. She requested that the Board look into an ordinance pertaining to outdoor recreation and noise and other things not good for the Township. She suggested the possibility of creating a zone for such activities also the possibility of checking on general nuisance ordinances.

It was noted by neighbors that Mr. Sparks has been running motorbikes on his property and is threatening to expand the activity. The neighbors are irritated about the noise and that the activity is being held even though it has been turned down by the Zoning Board.

He would need a permit from DEP if more then 5 acres are disturbed. Noise generated from this activity is spilling over the neighboring properties and should be checked on.

Irvin Rappoldt will call DEP and should call Soil Conservation. The property is a nuisance to the rest of the community. If the nuisance exists the State Police could be called.

Cecile Feters asked the Board to have the Supervisors up hold the ordinance that only allows 10 homes on a cul-de-sac. The developer wants to put in many more.

Virginia Tressler has the property along Smoketown Road. (the Snyder junkyard) of about 7 acres. The property is in Codorus Township. The larger portion of her property is in Manheim Township. Since no subdivision is taking place in Codorus Township the Board has not action in this. Marsha McKnight would like the Board to review the

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ordinance pertaining to junkyards. The issue of abandonment is not a planning function. Manheim Township has jurisdiction in this subdivision. If there is a violation with the junkyard the supervisors must look into the matter.

A report was given on the Hildebrand Road Site inspection. It is a farm of 26 acres divided by Hildebrand Road. One lot could be taken off of the North Side. The Board does not feel that this property should be split in the middle creating 2-13 acre farmettes. The Board voted to adhere to the ordinance on a motion by Tom and seconded by Rick. The motion carried.

The former Seymore Doll farm purchased by Tom Buhl was discussed. The site inspection decision was for 2 1-acre lots south of the barn driveway. Lamar made a motion and Tom seconded the motion to have the site as stated above.

The Zoning hearing for the former Gardners garage was discussed. A motion for favorable consideration by the Zoning Hearing Board was made by Rick Sechrist and seconded by Lamar Glatfelter. The motion carried.

Jerry Stahlman was present representing the Graystone plan. He had the highway occupancy permit drawing. If there is no problem with the location of entry the letter needs to be signed. No one on the Board has a problem with the location that the application relates to. He was told to take it to the Supervisors or send it by registered mail.

The plan showing open space and recreation path way was reviewed and commented on. The open spaces are to be maintained by a homeowners association. The Township engineer has a copy. Will a recreation fee be charged? Yes. The plan should show how open space is to be used but is not an open space plan. The Board would like to have a complete plan and not act on it one piece at a time. Can the basic design of the plan be agreed on?

Any Engineering issues that need to be addressed (storm water) should be taken care of. Most issues in the Borough have been resolved. The sidewalk issue has been resolved. Approximately 10 lots are in the Township. Some have problems with the location of the dwelling in the Rosewood Development.

Graystone county comments were discussed. No plan was available for inspection.

Mr. Stahlman reported on the sewage treatment plant status. An agreement between the Developer, the Borough and the Township is needed on the ownership and operation of the plant. Township engineer Jeff Shue wondered where we are going with the plan?

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Solicitor Malone will call Solicitor Herrold for his advice to the Supervisors to grant or not to grant waivers. Would they be entitled to a waiver on cul-de-sac length?

Jeff suggested that all engineering problems be cleaned up before this plan is discussed further.

Rick Bogart – Codorus Estates plan was presented. An agreement between the Borough, the Township and the Developer would be needed. There were questions about how construction will take place? Will final approval be given before the plant is complete? The plant must be built or bonded before a lot should be sold. If the Borough doesn't respond, state arbitration maybe necessary. Does the Township really want anything to do with a sewer authority?

Gil said the Supervisors should have the authority to say who in the Township may hook up with the sewer if the Borough is in charge.

The Codorus Estates planning module needs to go to the Supervisors. Codorus Estates needs a letter for Pen Dot for the highway permit. It was suggested that they ask for a waiver for the driveway at an intersection on Codorus Lane.

The procedure for accepting new plans should be addressed.

The Mattheau site inspection was discussed. A motion was made by Richard to adhere to the ordinance. Road improvements would be needed for a new lot approval. Rick seconded the motion. The motion carried.

The meeting adjourned.

Respectfully submitted
Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

MARCH 29, 2001

The meeting opened with the pledge to the flag at 7:30 P.M. Member present were Rick Sechrist, Richard Masimore, Tom Moore, Deb Slawson and Solicitor Gilbert Malone. The minutes of the last meeting were reviewed and stand approved. There were no public comments. The meeting room was filled. The Board had a letter from the area farmers stating their feelings pertaining to the proposed best fly management ordinance. A copy of the letter should accompany the minutes.

A motion was made by Richard to wait for 12 months before recommending that the ordinance be passed. Deb Slawson seconded the motion.

If a complaint comes to the Township someone should go immediately to verify the complaint. It would be good to have an information checklist to follow for gathering information.

Irvin Rappoldt gave his report for the month and had questions about the Raymond Miller farm.

Larry David Davis had questions about the Monroe Gardner property. The building was used as a non-conforming use. The proposed use would also be a non-conforming use. A hearing would be needed for a special exception (section 626 item number 10).

Tom Buhl purchased the Ramirez farm along Buffalo Valley Road. He would like to take 6 to 6 ½ acres and the farm buildings and sell it. A new house would be built in the area of the pole barn. A site inspection will be held at 5:30 on April 6th.

Michael Grote had questions about the former Herrell property along Hildebrand Road. The property is approximately 26 acres. He would like to split the property with Hildebrand Road. The ordinance does not permit this. A site inspection will be held at 6:30 on April 6th.

✓ Elmer Burton had questions about the Graybill property along S.R. 216 near Sticks. The property contains 18 acres. They would like to subdivide 1 acre. They could have a 1-acre lot. Their 1st choice is a location along an easement road about midway through the property. A motion was made by Tom and seconded by Richard to allow the lot at this location. The motion carried with Deb voting no. The lot should be kept 25 ft. off of the easement. He was told to have a perc test done before proceeding further.

Randy Sterner was present about cleaning up an eyesore 1/3 acre lot which joins his property at 1 point of a triangle. It is the old Edna Ehrhart property near the end of

Messersmith road. He would like to have the building allocation transferred to his property if he buys the lot. No determination was arrived at. A residence probably could not be established due to the size of the lot. There is not enough room for sewer and water under State regulations.

Richard Wonders has a property along Shaffers Church Road, of 4.80 acres. It is zoned rural residential. He would be allowed to have one lot with the 12 ft. right-of-way. He can change the right-of-way if neighbor property owners agree. With a wide right-of-way he would be allowed more buildings on the property.

Eric Smith had questions about clean and green. He bought 2 parcels. They need to be combined on 1 deed and a letter is needed from the Township stating that he is allowed to combine the parcels.

The Graystone, latest plan was reviewed relating to open space with the walking path. Deb will call the Township engineer to have a complete plan review completed.

It was pointed out that in the minutes of the February meeting the property of Martinez should read Ramirez. It was also noted that a motion to reject the application for the Strausbaugh site was made and seconded by Tom and Deb. The word respectively should have followed.

Mr. Rappoldt had discussion with some of the Board member about boarding houses and group homes.

The meeting was adjourned.

Respectfully submitted,
Richard Masimore
Recording Secretary

March 22, 2001

Codorus Township Planning Commission

As a group of concerned farmers in Codorus Township, we would like to address the proposed ordinance for Best Fly Management Practices for Concentrated Agriculture Operations. We met for discussion of this proposal because, we depend on agriculture for our living.

As new concepts and technology have been developed and adapted to our operations, we feel many of the problems of the past have been addressed. We are agriculture businesses, therefore, from time to time problems caused by equipment failure, weather, or poor judgement may surface. As a business we are constantly dealing with change, but we feel this does not constitute another law to further restrict what we do.

The ordinance as written, applies to only a few operations in the township today. But where are we headed with our agriculturally zoned township. We can not survive farming, with out dated techniques and practices, used, in our fathers time and still expect the farm operation to remain profitable. We should also be aware and concerned as to what our next generation of farmers of Codorus Township will need, because we wish to remain an agriculture community.

Maybe, we need to establish what a farm really is today. As margins decrease, numbers and efficiency must take over to meet the needs of the operator. Contracts provide a more stable income for some, while others, depend on the large farms for nutrient needs. Because advanced farms are successfully addressing new challenges, we work in partnership with traditional farms, it is the model of the future.

The Ag Industry is constantly increasing demands on its producers. Without better feeding techniques, livestock health management, predator and pest control, nutrient management, and other processes that produce quality food products, the producer will have no market for his product.

Before you draft this ordinance, we would like to review the valid complaints in the township for a period of twelve to twenty four months. Maybe then we would all be more qualified to make a judgement. Does the problem still exist or has the agriculture community answered with voluntary actions.

Respectfully Submitted

Wayne L. Sweitzer
J. C. Buehler

Carl Case

Philip Martin

W. H. Butcher

Bryan L. Miller

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CODORUS TOWNSHIP PLANNING COMMISSION

February 26, 2001

The meeting was called to order at 7:30 P.M. The regular meeting scheduled for February 22nd was called off for snow. Members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Tom Moore and Deb Slawson.

The minutes were reviewed and approved.

There were no public comments.

Charles Wehrly and Doug Crawford presented the Wehrly final plan. York County comments were reviewed. Form B was signed following a motion and second by Rick and Deb. The plan is for a pre-existing non-conforming use. The plan was signed following a motion and second by Deb and Richard.

George Hartenstein bought 7.589 acres from a neighbor Dr. Johnson. Due to some error the property line does not show the same as the deed calls for. The ordinance went into affect in December 7, 1974. The property should have a quota of 1 remaining. There is a question as to who will get the quota. Johnson told Mr. Hartenstein that he gets the right but there is nothing on paper. Who was the owner in 1974? The acreage of all contiguous land determines the allocation. The farm has at least 1 remaining right.

Mr. Hartenstein will check on ownership prior to December 7, 1974, and also any information pertinent on the deed.

Tom Buhl had questions about the 40 acre Martinez farm along Buffalo Valley Road. There is the possibility of two one-acre lots. He suggested an approximate 10 acre subdivision and might be willing to give up 1 building right. The Board would like a more detailed plan showing dimensions.

The letter from Solicitor Herrold to Bruce Bankenstein authorizing the Township and Borough to form a sewer authority was reviewed. Tom raised the question. Should the authority be reviewed by the municipalities in 5 years to determine if it should continue or dissolve and appoint another authority? Could the authority be self-limiting at such intervals?

The Planning Board asked the Supervisors to re-inspect the site for the sewer plant. The site picked by the Supervisors will make about 1700 acres easy to develop. The entire Buffalo Valley watershed. Had the site been picked at the North West end it would not impact the area nearly as much.

There was a motion to limit the sewer authority management to 5 years by Richard and seconded by Deb. The motion passed. There was a motion by Deb and seconded by

Tom to have the Supervisors make an informed decision on the siting of the sewer plant and why. The motion carried with Rick and Lamar being opposed.

The Board suggests having Solicitor Herrold add to the letter, requiring Jeff Shue to call for a SBR sewer plant instead of the Extended Air System.

The planning module for the sewage treatment plant was reviewed.

Mr. Rappoldt had information on the Bill Adams zoning hearing. He would like to have a carry out sandwich, pizza and ice cream business in the old creamery. He would like to operate a tearoom and gift shop etc. The view of the board is positive if the portable stands are removed. A letter will be sent to the Zoning Hearing Board.

The Best Management Fly ordinance was discussed. Tom stated that copies were handed to Wayne Sweitzer who will head the citizens group. They will inspect the ordinance and make recommendations to the Planning Board. A time frame should be arrived at for the completion of this review.

The proposed cell tower sites were discussed. The Hildebrand Road site (Section 5 of the ordinance says the applicant must demonstrate a need. Which they didn't do. Section #10 states that a storage building is prohibited. There is no control on the size of the so-called cabinet.

The company should show what the total coverage for the Township would be. The towers should be in or hide by a wooded area.

The Township ordinance allows cell towers but can determine where they are allowed. A motion by Tom and seconded by Deb to reject the Hildebrand site due to not meeting the requirements of the ordinance. The motion carried.

The Strausbaugh site would be in a wooded area. The proposed site of tower must be relocated to comply with Section 8. The elevation of the proposed site is 600 ft. on a topo map. The top of the tower would be approximately 785 ft. There are hills in the immediate area higher than the top of the tower.

The applicant did not comply with section 7 demonstrating a need. A motion to reject the application for the Strausbaugh site was made and seconded by Tom and Deb. This motion carried.

The Graystone plan needs a new expiration date extension. Deb made a motion to have a 90-day extension for Graystone and Tom seconded the motion. The motion carried.

Deb made a motion and Tom seconded the motion to have Solicitor Malone amend the ordinance requiring plans to be in and complete before the money can be accepted. This will be determined by the Planners or by the secretary with a checklist. This should be done to establish a proper time calendar for the plan.

Tom made a motion and Lamar made the second to have the Supervisors request the Township Engineer review both of the Graystone plans for any deficiencies.

Irvin Rappoldt had questions about the ordinance dealing with Boarding houses or group homes. How many people are involved before it is considered a group home. Irvin would like to have permission to rent out space in his home. The Board will give thought to what can be done. This is not an uncommon problem in the Township.

Meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

JANUARY 25, 2001

The meeting opened at 7:30 P.M. with the pledge to the flag. Members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Tom Moore, Deb Slaswson and Solicitor Malone. The minutes of the last meeting were read and approved.

Public Comments: Tom read a resolution proposed by the Board for Gordon Snyder and composed by Solicitor Malone. The resolution was in appreciation for 22 years of service to the Township as a Planning Board member. A motion was made to approve the resolution by Richard and seconded by Lamar. The motion carried and the resolution was signed by all members. A copy will become part of the minutes.

Irvin Rappoldt reported 4 permits issued for the past month and stated that a hearing was coming up.

Attorney Dillon L. Ross IV presented information for proposed cell towers on the property of Norman and Hazel Walker and Cletus Strausbaugh. The Walker site is at the west end of Hildebrand Road. The Strausbaugh site is at the east end of Krebs Road. The towers proposed will be 185 ft. high and free standing. They will include access drive, 100 ft x 100 ft. fenced area. The fence proposed will be 6 ft high security fencing with barbed wire top. The tower will be galvanized gray in color and un-lighted.

A dimensional variance will be requested for the Strausbaugh site - total acreage 2.3 acres. The Board will hold a site inspection for both locations starting at 4:00 P.M. on February 6th.

Leland and Karlas Snyder were present. They would like to make a property line adjustment at the Feed Mill Complex. Several deeded areas are involved. Some were jointly owned by Gordon and Romaine others by Gordon only. The mill parcel will increase and the residence parcel will decrease. This should be okay. A plan needs to be prepared.

Charles Wehrly was present with his plan for subdivision. Lot #1 - 8.52 acres Lot #2 - 20.32 acres. Lot #2 should show the proposed building site. Closer contour lines should be shown but, since no construction is planned this will not be required. The comments from York County were not back yet.

Dennis Coster wanted to know if a utility shed could be put on the property. This would not be for fire works storage. This should be okay if it is for home use. The supervisors will make the final determination if it is okay.

Larry White had questions about adding a hardship trailer on his property or add several rooms. A trailer would have to be removed when no longer needed as a hardship. An addition could not be used as a rental unit at a later time.

Dean Bowman is interested in the Jan Sechrist property. He would like to add a building for a machine shop. This should be okay but, the zoning hearing board would need to address this because of new construction.

The Township engineer Jeff Shue was present with an update on the Act 537 plan. The Borough and the Township must decide who will operate the STP. The developer or the Municipalities.

Does the Planning Board want to re-visit the site issue? A motion to do so was made by Richard and seconded by Tom. Rick & Lamar were opposed. The motion carried.

The Planners will meet with the Supervisors February 1st at 7:30.

The Graystone plan expires February 1st. The Board recommends that the Supervisors reject the plan in the absence of an extension on a motion and second by Deb and Richard. The motion passed.

A seminar is being held February 3rd in Carlisle for anyone interested.

The proposed fly management ordinance was discussed. A motion was made by Richard and seconded by Lamar to have a committee of Township residents, farmers and residents to review the ordinance. The motion carried.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

MINUTES
RESOLUTION

The Codorus Township Planning Commission adopts this Resolution in appreciation for the 22 years of devoted service given the Township by Gordon S. Snyder.

Gordon was appointed to the Codorus Township Planning Commission at the time of its formation in June, 1970 and served for 22 years, serving as Chairman from March 27, 1973 until June 28, 1979. It was during his chairmanship and substantially as a result of his leadership that the Township adopted "sliding scale" zoning provisions for the protection of agricultural land, which have served to protect the agricultural lands of the Township for the past 25 years from the type of sprawl development which has occurred in some of our neighboring townships. The Township's agricultural preservation zoning provisions, although unique and untested at the time, have served as a model not only for other townships in York County, but also for townships in Lancaster, Berks, and other counties which have sought to utilize zoning provisions to preserve their prime farm land. Gordon's leadership was not only instrumental in developing these provisions and enabling them to be enacted by Codorus Township but also invaluable in sustaining support for these provisions when they were legally challenged and the township was forced to appeal an adverse decision of the York County Court of Common Pleas to the Commonwealth Court in order to establish the legal validity of its zoning provisions.

Gordon was thoroughly familiar with the Township Zoning and Subdivision Ordinance provisions and brought that resource of knowledge to discussion of the application of ordinance provisions

to particular situations and to discussions of changes needed to be made to deal with previously unanticipated problems. He was objective in his analysis and always mindful of the objectives the Township was trying to accomplish and how various proposals would impact these objectives.

He was always friendly, pleasant, and cordial in his relations with the other members of the planning commission and with the public. As Chairman he dealt fairly with all persons who appeared before the commission without any hint of favoritism. He was efficient in his handling of matters brought before the commission while at the same time giving all members fair and equal opportunity to participate.

The planning commission members very much appreciate Gordon's years of service. The Township is truly a better place because of his life and service.

CODORUS TOWNSHIP PLANNING
COMMISSION

By: Thomas C. Moore
Thomas C. Moore

By: Richard Masimore
Richard Masimore

By: Rick Sechrist
Rick Sechrist

By: Lamar R. Glatfelter
Lamar R. Glatfelter

By: Deborah Slawson
Deborah Slawson

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

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