

## Codorus Township Planning Commission

December 12, 2002

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

The minutes of the October meeting were approved as presented.

The Kirk McClelland subdivision county comments were discussed. The planning module has been submitted to D.E.P. There were questions about an E and S plan. A storm water management plan is needed. Jason Snyder said he should have the seepage pits installed as per 404 B.S. The plan will be approved contingent on the driveway change and storm water pits put on drawings and approval by the engineer. Lamar made the motion to approve and seconded by Rick. The plan may be signed by the Supervisors if conditions are met.

Irvin Rappoldt issued 3 permits for the month.

Codorus Estates represented by Rick Bogart of Holley's Firm was present with a revised plan. Pen Dot permits have been attained for utility crossings. DEP approval has been granted for the sewage treatment plant. Jason said that Holley's office has addressed the storm water management plan questions that they had. Has the drainage area plan been reviewed? Jason said the total storm water plan has been reviewed. The NPEDS permit and approval has been attained. Sidewalks were next up for discussion. Rick Bogart said the sidewalks interconnect with open space areas and the streets as per the ordinance.

An operational sewage treatment plant must be completed before a final sub-division plan can be signed. The open space area was calculated and is on the plan, along with the areas for housing, storm water, and roads, which are on the plan. Conditional approval could be granted. Contingent on a list of conditions Rick made a motion and Lamar made the second for conditional approval of the plan if the following 6 conditions are met. The motion carried.

Codorus Estates conditions for approval: 1) That the planning module be approved. 2) That the Township engineer review the entire plan and find no deficiencies. 3) That no final plan be approved until the sewage treatment plant is either completed and operational or its completion is bonded and there is an executed recordable development agreement which prohibits the selling of lots or houses until the treatment plant is operational and sewer collection lines have been brought to the lot. 4) That no final plan be approved unless there is an executed recordable development agreement requiring the maintenance of open space and paying of taxes assessed on the open space by a homeowner's association with the right but not the obligation on the part of the Township, in the event maintenance is not being performed and/or taxes are not being paid, to perform the necessary maintenance and/or pay the required taxes and assess the

cost thereof to any of the individual homeowners within the Codorus Estates development. 5) That the plan be modified to show a pedestrian walkway from the development paths or sidewalks to Borough sidewalks or other pedestrian access. 6) That the plan identify the owners of the property and contain the owner's notarized signature.

Curvin Krebs and Mrs. Krebs had questions on subdividing a lot from his farm. The site would be along Winding Lane, off of Watertank Rd. He would like to sell a wood lot to an adjoining property owner. If the wood lot is added to another existing lot he wouldn't need a perc test. A new plan would be needed to build on the new lot. He will need a surveyor to prepare the plan for merging of the lots. The buyer would probably need a document of merger prepared by an attorney.

The Falkenroth and Vance properties on Shaffers Church Road were discussed. Shaffers Church will not agree to have the right-of-way increased. The driveway frontage could be increased to build on the lot.

Jerry Stahlman was present with the Rosewood plan. A motion was made by Deb and seconded by Rick to have a 6 ft. fence along the property lines behind lots 1-11. The motion carried. This was a request by the Jefferson Cemetery Association.

A motion was made to change the amount of lots in the Township from 6 to 4 by Rick and seconded by Richard. This motion passed with the following conditions. 1) That the plan be modified to reduce the number of lots in the Township from six to four. 2) That planning module approval be established. 3) That no final plan be approved until the sewage treatment plant is either completed and operational or its completion is bonded and there is an executed recordable development agreement which prohibits the selling of lots or houses until the treatment plant is operational and sewer collection lines have been brought to the lot. 4) That the final plan not be approved unless there is an executed recordable development agreement which requires the maintenance and payment of taxes assessed on the walkway at the rear of the lots by the homeowner's association with the right but not the obligation on the part of the Township, in the event maintenance is not being performed and/or taxes are not being paid, to perform thereof to any of the individual home owners within the Rosewood development. The agreement must also require that the homeowner's association install and maintain the required screening as directed by the Zoning Hearing Board. 5) The plan must be modified to identify the buffer screening requirements on the plan and to set forth that the developer will install a closed six (6) foot high fence between the open space and adjacent property to the south.

The sewage treatment plan reviewed. More information is needed to come up with a number for the bonding fee. There is also a need to verify all needed permits. The sewage treatment plan needs an extension.

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There was a motion by Deb to table the plan until the January meeting. The motion carried. There should be a complete set of documents available.

Doris Gracey along Sunny Slope Road needs about 4' of property to be added to her driveway. She has 24.69 ft. and needs 25 ft. Tom made a motion to grant a waiver. Rick made the second. The motion carried.

The Jerry Breeding Building lot plan should be okay.

The Dr. Johnson planning module was approved and signed following a motion by Deb and seconded by Rick.

The Ted Sparks Zoning hearing application for a low intensity motocross track was discussed. The Board recommends no more than 3 bikes on the property (2 family members and 1 guest). The Board recommends approval of a special exception for a 2 family members and one guest. The recommended time of operation would be 10 A.M. – 6 P.M. Monday through Saturday. These conditions were put to a motion by Tom and seconded by Deborah. This motion passed.

The Emma Case property of 165.49 acres is recommended for the Ag Security District by Deb and seconded by Richard. This motion carried.

~~Solicitor~~ Solicitor Malone's bill for the year is recommended for payment by the Township on a motion by Tom and seconded by Rick. Motion carried.

The meeting adjourned.

Respectfully submitted,

Richard Masimore

## CODORUS TOWNSHIP PLANNING COMMISSION

October 31, 2002

The meeting was called to order by the Board Chairman Tom Moore with the pledge to the flag. Other members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Deborah Slawson and the board solicitor Gilbert Malone.

The minutes were approved as presented.

Zoning Officer Irvin Rappoldt gave his monthly report. There were 6 permits issued. He has an application for a day care center at Apple Hill. It is in a rural residential zone. This would be okay if the Township regulations are met. Mrs. Delozier also plans to start a day care in her home.

The Carl Close plan was presented by Pat Buell. This is a subdivision of the former Droder farm. He is subdividing the farmhouse and one acre. This is in Manheim Township. He would like to have a letter of acknowledgement from the Supervisors. A motion to do this was made by Deb Slawson and seconded by Richard Masimore.

Jeff and Arlie Jager would like to change a property line along route 516. A neighbor would like to enlarge his lot. Both lots would probably be under size. They were told to secure the services of a surveyor and proceed.

Dr. Johnson wants to subdivide 2 lots on his 75-acre farm. It was suggested that the two lots be put in the wooded area if possible. If the dimensions won't work have one lot in the wooded area and the other in the area of the 2 mobile homes.

Kirk McClelland had the plan for his subdivision. Lot #1 122.62 acres, Lot #2 1.23 acres. This is the former Acker farm. A motion was made by Lamar and seconded by Rick to allow the modules to be signed. The motion passed and the modules were signed.

Bill Vance III had questions about the Wonder property next to Shaffers Church. He proposes widening the right of way so both Vance and Dale Falkenroth would be able to subdivide. If the driveway is increased to 25 ft. how many homes may they put in? The old right-of-way is 12ft. It could handle 3 dwellings if it is increased to 25 ft. He will contact the church to see if something can be worked out.

Cecile Feters had public comments on the results of the zoning hearing. All extensions expire before our next meeting. It was suggested that the Supervisors ask for new extensions.

The permit application procedure was discussed.

The next board meeting is Dec 12<sup>th</sup>.

Tom discussed the appeal process for the decision of the zoning hearing board on the variance. Tom made a motion to set up a meeting with special council for the whole board to determine if an appeal process is to be entered into. Richard seconded the motion. The vote was 3 yes, 1 no and one abstaining.

The members will be notified when a time is selected.

The question was brought up on the performance of Attorney Clayton Wilcox.

The proposed ordinance changes were worked on. The Planning Board recommends that the ordinance be forwarded to the Supervisors for their attention. This was on a motion by Richard and seconded by Lamar. The motion was approved.

A motion was made by Rick and seconded by Richard to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted

Richard Masimore  
Recording Secretary

**CODORUS TOWNSHIP PLANNING COMMISSION**

**SEPTEMBER 26, 2002**

The meeting opened with the Pledge to the flag.

Members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Tom Moore, Deborah Slawson and Solicitor Gilbert Malone.

The minutes of the previous month were approved as presented.

Board Chairman Tom Moore had questions related to the recent variance hearing for Solicitor Malone. Does the hearing board have power to select one site for the sewer plant over another? His response was no, only to reject or approve.

The Zoning Hearing Board can reject a variance even though the site had been approved by the Supervisors.

Irvin Rappoldt gave his report of permits issued. He also reported that there are 2 properties at the intersection of S.R. 851 and S.R. 516 that would like to enlarge some undersized lots. The area would come off of the Cleveland Thompson property.

William Curry has a farm next to the Hillclimb property. He is interested in establishment of a burial site for their family on the farm.

Solicitor Malone will check to see what other municipalities have in this area.

Mr. Curry was told to have the family draft a letter to the Township listing their request.

The question was raised about the Kile property near the intersection of Rockville and Roser roads. Was a permit issued for a house and a pole building? Have Irvin check this out.

Cecile Feters had comments on the Rosewood development and the types of buffers.

Jeff Shue got a storm water plan from Mr. Holley. He wants authorization from the Township to review this. Because of the circumstances the board recommends that the Supervisors have him do so.

The Rosewood plan hasn't been amended to comply with the Zoning Hearing Board. It also needs an extension by October 3<sup>rd</sup>.

Other subjects discussed were, floodways, family dwellings and fence ordinances.

The meeting adjourned.

Respectfully Submitted,

Richard Masimore  
Recording Secretary

# **CODORUS TOWNSHIP PLANNING COMMISSION**

**AUGUST 29, 2002**

The meeting opened with the Pledge. Members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Tom Moore, Solicitor Gilbert Malone and Debra Slawson.

The minutes were approved as presented.

Cecile Feters presented information on the extensions of the several subdivisions. The extension for Rosewood and the Sewage Treatment area is October 10<sup>th</sup>. Codorus Estates expires November 14<sup>th</sup>. She also stated that Jeff Shue never reviewed the Township part of the Rosewood plan. She suggested that the ordinance should be clarified pertaining to buffers. The Zoning Hearing Board ruled that the plan must meet Township specifications.

There was discussion on notification of special exception applications. The fence ordinance was discussed. Solicitor Malone will provide more information.

Someone will check to see if Shrewsbury Township has anything on ATV usage regulations.

Jeff Shue needs to review plan for Rosewood and be made aware of the Zoning Hearing Board decision.

This should be completed before September 26, 2002.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore  
Recording Secretary

# **CODORUS TOWNSHIP PLANNING COMMISSION**

**JULY 25, 2002**

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

The minutes were approved as written.

Frank Barrick would like to subdivide 1 lot from his farm of approx. 120 acres. The farm has a total of 4 allocations. Three have already been subdivided. He would like the lot to be next to his son on the north side. The board agreed that this would be the place for it.

Irvin Rappoldt reported issuing 5 permits for the month.

Bob Morris had questions about property lines. Who has jurisdiction on property lines? Not the Township. This would be a matter between the two property owners. The York County Court of Common Pleas would be the place to check.

Dr. Ralph Duncan is interested in buying the Johnson property along Johnson Road. The former Smith farm. He wondered if he could move the quota of 2 lots to the upper end of the property? If he has 80,000 square ft. he can proceed with subdivision if not extend across the road to get the proper amount.

The fence ordinance was discussed. Samples of ordinances were reviewed from Solicitor Malone's office.

A work night was suggested. The date and time of August 22<sup>nd</sup> at 7:30 was agreed on.

A 6-month extension on all subdivisions is needed. Codorus Estates, Graystone Sewer Treatment Plant and Rosewood.

The work session will include fences and storm water survey.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore  
Recording Secretary



**Codorus Township Planning Commission**

**June 27, 2002**

**The meeting was called to order by Chairman Tom Moore. Other members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore and Solicitor Gilbert Malone.**

**The minutes were reviewed and there was an error in paragraph three. It should read 1 acre instead of 10 acres.**

**Irvin Rappoldt gave the Zoning report for the month. There were 8 permits issued. He suggested having an ordinance on fences.**

**An extension was received from Lynwood J. Gray Jr. until August 14, 2002.**

**Bob Markey has 55 acres and would like to sell part of this property to an adjoining property holder who has 7 acres. Various possibilities were discussed. He was invited back when something definite is decided.**

**The idea of having a usable well on the property before a subdivision is passed was discussed along with some other ideas.**

**The meeting was adjourned.**

**Respectfully Submitted,**

**Richard Masimore  
Recording Secretary**

## CODORUS TOWNSHIP PLANNING MEETING

MAY 30, 2002

Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Deb Slawson, Solicitor Gilbert Malone and later Richard Masimore.

There were no public comments.

Kirk McClelland (the former Acker farm) wants to subdivide the house off of the farm. It would be about 1½ acres. He would like to build a new house on top of the hill behind the present house (at the location of the site inspection). Subdividing the existing house does not seem to be a problem. The proposed site for the new farm however is a field that is currently being farmed. The 8" gas lines do add to the constraints. The driveway would follow along the fencerow. On the existing home the board feels that the garage should go with the property with an easement for the garage and the barn. He was told to get a perc test and probe and get the survey started and come back to the board.

Bill Myers was present pertaining to the Paul Dehoff farm on Fair School Road CH-42 & CH-39. Mr. Dehoff subdivided the Keller farm 4/5/90. There are 4 building rights, which includes the existing home. He might try to buy the farm and had questions about subdividing off the existing house and out buildings.

Mike and Judy Grothe were present pertaining to a zoning hearing application for their property on Hildebrand Road. Tom read the application. A motion was made by Lamar to oppose the request for a zoning variance from the 10-acre limit Deb made the second and the motion carried.

A motion was made by Tom to ask the supervisors to actively oppose this request with legal council. The motion was seconded by Rick. The motion carried.

Irvin Rappoldt gave his report for the month.

Mr. Rappoldt requested that the board give some thought to termination of home occupations. He stated that the site should be returned to its original condition. The Board feels that this is the responsibility of the homeowner and not something the Township should do. Mr. Rappoldt said he will talk to the Supervisors.

The Township needs an extension on both Rosewood and the Subdivision plan for the treatment plant before June 12<sup>th</sup>. A motion by Deb and seconded by Tom to ask the Supervisors in the absence of an extension to reject the plans.

The minutes were approved as presented.

Deb had questions on the TDR program. The proposed TDR ordinance was reviewed and some additions were made.

A motion was made by Richard and seconded by Lamar to recommend the TDR ordinance be forwarded to the Supervisors for their attention. The motion carried.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore  
Recording Secretary

## Codorus Township Planning Commission

April 25, 2002

The meeting opened with the Pledge to the flag. Members present were Lamar Glatfelter, Richard Masimore, Tom Moore, Deb Slawson and the Board Solicitor Gilbert Malone.

The minutes were approved as corrected. The last section of the minutes should read. If closed less than a year they would need to get an occupancy permit.

Kirk McClelland was present with questions about subdividing his farm, the former Acker property. He wishes to have 12 acres on lot 1, 15 acres on lot 2 and the rest of the property would be lots 3 and 4.

This type of split would not be allowed by the ordinance at the present time. A site inspection was set for Wednesday May 1<sup>st</sup> at 6:30 P.M.

Fred Stermer was present. He will be purchasing the Tyco facility at Larue. He proposes light manufacturing. He will need an occupancy permit. He would need a letter from the Township stating that he is in compliance with Township rules to submit to the bank.

Irvin Rappoldt gave his report for the month.

Jeff Bruening from Systems and More had questions about a site for a tower for Internet access. The site proposed would be off the Shaffers Church Road. The Board thought that a location should be in an area where the most customers could be serviced.

Jerry Stahlman was present pertaining to two zoning hearing applications 1) Rosewood Subdivision 2) Sewage Treatment Plant.

There was a motion to recommend disapproval of the special exception. The Board feels that the proposed treatment plant in this location is not consistent with the comprehensive plan for the Township and the Township zoning ordinance. The motion was made by Deb and seconded by Tom. The motion carried. Mr. Stahlman stated that the Supervisors approved the planning module. This is true but the Planning Board didn't approve it. The main question is the use of the proposed location.

A motion was made by Richard and seconded by Lamar on conditions to be implemented if the plan is passed anyway. The motion being – prior to the granting of an occupancy permit for the treatment plant there be a highway occupancy permit for access at Green Valley Road and Sunset Lane as shown on plan and that Sunset Lane be improved at least to the level required in Township ordinances for improvement of driveways and that the required permit for stream crossing has been obtained and the stream crossing facility be installed. The motion carried.

Deb made a motion seconded by Tom stating that before commencement of plant construction the plan design be approved by Jefferson Codorus Joint Sewer Authority and the Codorus Township Engineer. The motion carried.

A motion was made by Tom and seconded by Lamar stating that the plant will not be initially designed, subsequently altered or expanded so as to accommodate development except within Jefferson Borough and the portion of Codorus Township presently in the R. S. Zoning district, which has previously been defined as the Sewer Service area. The motion carried.

An item noted during discussion was the fact that a portion of the sewer facility lot is in the Ag Zone.

Regarding Rosewood Variance Lamar moved and Tom seconded to recommend a variance from Section 625 (2) (C) (1), which requires 5 acres for application of open space, development provisions. The motion carried.

Richard made a motion and Lamar seconded to recommend a variance from section 625 (5) (b) lot sizes subject to 1) lot sizes consistent with Jefferson Borough Ordinance as proposed, 2) that there be a 50 ft. wide buffer on the outside of lots 1 through 6.

The motion carried with Deb voting no.

Should Codorus Estates planning module be sent in to DEP? A note was posted instructing the Township secretary not to sign or send in the module yet.

Items for the new ordinance were discussed.

The meeting was adjourned.

Respectfully submitted

Richard Masimore  
Recording Secretary

A meeting time was planned to meet with Jack Dunn and Mike Fenton at 7:30 May 1<sup>st</sup> or Tuesday May 7<sup>th</sup> at 7:30 .

## **Codorus Township Planning Commission**

**March 28, 2002**

**The meeting opened with the Pledge to the flag at 7:35.**

**Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Solicitor Gilbert Malone, Deborah Slawson and Richard Masimore.**

**A correction to the February minutes was made the name of Greg Runk instead of Runkle was corrected.**

**The minutes were approved as changed.**

**Irvin Rappoldt reported 5 permits issued for the month.**

**Jerry Stahlman had 2 zoning hearing applications. One for Rosewood and one for Graystone Sewage Treatment plant. The Rosewood minimum tract area is 5 acres. This tract has only 1.25 acres which is not allowed in the open space specifications. The entire site meets the open space specifications. The 50 ft. buffer has been shown next to the cemetery. Page VI 29 deals with this (section 625 #6). The property line extends into the buffer. They would like a variance to be granted for open space buffer width. It should show a buffer width of 50 ft. through lots 1-6.**

**A motion was made by Lamar and seconded by Tom to approve a variance that would calculate open space based on the Borough ordinance. It should show a buffer width of 50 ft. for lots 1 through 6. Lots 7 through 10 would not require a buffer. The motion carried. The buffer area should be maintained by the Home Owners Association.**

**Mr. Stahlman requested a special acceptance for the Sewage Treatment plant plan. The engineer recommends that the STP plan be reviewed by the Sewer Authority. Mr. Stahlman stated that the engineer already reviewed them.**

**Special exceptions were discussed. 1) Highway occupancy 2) Subdivision approval 3) Land development approval.**

**The Board has 30 days to discuss the requested special exceptions. A motion was made to table until the next meeting by Tom and seconded by Richard. The motion carried.**

**The final subdivision plan for the Sewage Treatment plant was discussed. A land development plan for the Snyder property and a highway occupancy permit are needed. The area for the STP cannot count as open space for the Snyder development. Access to the STP must be established. Lease and easement agreements should be reviewed. The plan should not be approved until the following items are addressed: 1) special exception is granted. 2) Received engineer comments. 3) Storm water control shown. 4) Bonding. 5) Land Development between developer and owner. 6) Guarantee needed to build road.**

7) Guarantee needed to build Sewage Treatment plant. 8) County comments and the buffer zone need to be reviewed. The final Subdivision and Land Development plan was tabled until the next meeting on a motion by Deb and seconded by Tom. The motion carried. Improvements on this plan need to be guaranteed by some means possibly a letter of credit.

A letter is needed from the engineer stating that all matters of concern have been addressed.

Ed Miller applied to the Zoning Hearing Board. The application was reviewed. The motion was made by Rick and seconded by Richard to recommend approval for a special exception to allow retail sales at a gunsmith operation. The motion carried.

Carl Maniolfi from the corner of S.R.216 and Mummert Road was present. He would like to build a building for the purpose of housing a museum of hobbies. He owns 3 ¼ acres. The proposed building would be 30x40 or 40x50. It would be classified as a cultural facility and would be a permitted use. Proposed parking would be off of Mummert Rd. He would need a building permit and could proceed.

Frank Lecrone Jr. of Hawk Creek Laboratory had questions about the use of the Tyco building in Larue. It would be light manufacturing. They may need a special exception if it was closed over a year. If closed less than a year they did to get an occupancy permit. If closed more than a year a zoning hearing would be needed. There was discussion on a proposed Transfer of Development Rights Ordinance. A work night was set for Thursday April 18<sup>th</sup>.

The meeting was adjourned

Respectfully submitted,

Richard Masimore  
Recording Secretary

**Codorus Township Planning Commission**  
**February 28, 2002**

The meeting was called to order with the pledge to the flag at 7:30 P.M.

Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Richard Masimore, Deb Slawson and Solicitor Gilbert Malone.

The minutes were approved as submitted.

Mrs. Bupp had some comments about the situation on the Sparks property. Sparks is presently moving ground to get in compliance with the York County Conservation District.

Sonny Bullaj was present with questions about building lots on his property. He would like to have a one-acre lot beside the Kohler lot off of Shaffers Church Road. He would like to build a house on another lot along Cherry Run Road near the present home. The property has 2 allocations. He wondered if it was possible to purchase extra building lots? It is not possible at this time. He would like to keep the old house as a guesthouse and build a new one nearby. He should be able to build a new home without subdividing.

Irvin Rappoldt reported 6 permits issued for the past month.

Greg Runkle had questions about his lot on Brush Valley Road. The lot did not perc. He would need a right of way into his property and for the feasibility of using a low flow sewer unit. The lot has a building right if he is able to utilize it. He could file for an appeal for reduced tax assessment if he is unable to build.

Greg Davis had questions on the former Dale Baldwin lot along Martin Drive. The lot is ½ acre and was not to be separated from the other Baldwin lot.

The Supervisors should check on action to force the two properties to be rejoined. Greg Davis bought the property at a tax sale.

Bill Hardingham from Jack Gaughen Real Estate had questions about the Gracey property on Sunny Slope Road. Jerry Kile had questions on his property along Rockville Road. He has 5.9 acres in Codorus Township, which his son wants to buy. He should be able to build if set back dimensions, perc test and other stipulations pertaining to the flood plain are met.

Ed Miller had questions about a home business for gun repairs along Cherry Run Road. Sales of guns and ammo will require a zoning hearing.



Jerry Stahlman was present. The Graystone and Rosewood plans were discussed after much discussion a motion to give preliminary approval for the Graystone subdivision was made with the following stipulations.

It is understood that this approval does not in any way apply to the land development plan for the treatment plat. Prior to final plan approval there must be subdivision and land development approval for the treatment facility.

There must be an updated letter from the York Water Company guaranteeing that they will supply the water needs of the development.

There must be a development agreement signed by the developer and approved by the Township Solicitor. Its purpose is to guarantee the construction of the public improvement and the maintenance of the open space area.

All fees required by the ordinance including the recreation fees must be paid.

There must be a letter from the Fire Department approving the design of the cul-de-sac and the location of fire hydrants.

The lighting plan must be approved by the Township engineer.

There must be a letter of credit approved by the Township Solicitor guaranteeing the construction of all improvements including the Sewage Treatment plant if it is not already constructed.

A subdivision and land development plan for the sewer plant is necessary and must be signed by Leland Snyder.

A motion was made by Tom and seconded by Rick. The motion carried and the plans were signed. The Board signed prints #1 through #16 11A 15A and 15B.

T.D.R. options were given to Solicitor Malone to use for a proposed ordinance. There was discussion on a noise or nuisance ordinance.

A work session was scheduled for March 20<sup>th</sup> at 7:30 P.M. The meeting adjourned.

Respectfully Submitted,

Richard Masimore  
Recording Secretary

Codorus Township Planning Commission  
January 31, 2002

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

Members present were Rick Sechrist, Richard Masimore, Tom Moore, Deb Slawson, Lamar Glatfelter and Solicitor Gilbert Malone.

The minutes were approved as presented.

Gary Wildasin was present with his plan. There is a small change on the driveway on the plan for merging 2 lots. He still needs a merger agreement. The plan was changed and presented with signatures photocopied. This is an unacceptable procedure. The plan will be initialed by the signers. Deb made a motion to pass the plan and Rick seconded the motion. The plan was passed and the plan was initialed.

Jewel and Mike Czaga and Dan Alcott had questions about the Mike Corson property. They wanted to know if they could subdivide the former Earl Fair property. This would not be possible because the property has no allocations remaining.

Danny Becker presented the Jim Bailey plan to the Board for a poultry building on his property. County comments drew attention to concentrated animal operations. This house would bring his capacity up to 1 million birds. The number of animal units will be doubled. The plan should show the number of animal units utilized. Storm water management was checked by the Township engineer. County comments were reviewed. The board suggests minor changes be made to the plan and have the engineer check the plan. A motion was made to sign the plan contingent on showing revised grading and review by Deb and seconded by Lamar. Rick abstained the motion carried.

Jerry Stahlman was present with the Graystone plan. Street lighting should be higher than 8 ft and in compliance with the Township engineer requirements. The length of the cul-de-sac was discussed and how it is related to public safety. The possibility of no more than 10 dwellings on a cul-de-sac were discussed. The ordinance requires that it must be joined to one of the regular lots. The open space lease agreement should be in the engineer's office. The York water company will serve the properties. The final plan should include adequate volume and pressure for domestic and hydrant use.

Residential land and open space plan should have trees planted between 40 & 50 feet apart. Open space requirements need changes. Waivers need to be resolved. Dwellings #57, 58, 59 & 60 should have turn around sized driveways. The local Fire Co. needs to make comments on paper pertaining to safety in the development.

The Board won't sign off on waivers without Fire Co. comments.

The Board should vote on waivers at its February meeting.

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A motion was made by Rick to recommend that the Supervisors grant the waivers if the Fire Co. gives approval in writing. This includes the number of dwellings and the length of the cul-de-sac. The motion carried.

If the Supervisors grant the waivers notify Solicitor Malone right away.

An extension on each plan is needed by the Supervisors meeting on February 7<sup>th</sup> or a meeting needs to be scheduled to reject the plans.

Another extension is needed for the Snyder, Codorus Estates plan or a special meeting will be needed to reject the plan before Feb. 14<sup>th</sup>. A letter from the Supervisors could request an extension.

Deb made a motion to review the open space plan on or before Feb 7<sup>th</sup> and withdraw all other plans. This was seconded by Lamar. The motion carried.

Board reorganization was discussed. A motion was made by Rick and seconded by Richard to have officers remain the same. The motion carried.

The problem of trees obstructing the view at some intersections in the Township was discussed. Solicitor Malone said there is a legal formality to follow before removing trees or brushes.

A work session was set for Tuesday Feb 19<sup>th</sup> at 7:30.

The meeting was adjourned.

Respectfully submitted

Richard Masimore  
Recording Secretary