

CODORUS TOWNSHIP PLANNING COMMISSION

DECEMBER 11, 2003

The meeting was called to order by Chairman Tom Moore at 7:30 P.M. Members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Deb Slawson and Solicitor Gilbert Malone.

The minutes were approved as presented.

Chris Miller was present to ask about a sign or memorial stone for Bowling Green Speedway. Lamar said that the right-of-way may be wide enough to handle the stone. The property owner should be contacted for permission.

The Emma Case subdivision plan was presented by Doug Crawford. They would like to separate 43 acres from the remainder of this farm. The ordinance would prohibit it. The land parcels in question are considered contiguous and cannot be separated. A site inspection will be held on Tuesday December 16th at 4:00 P.M. The 90-day time starts on December 11, 2003.

Leo and Sandra Hartlaub had questions about location of designated lots for their property if it is entered in the land preservation program. They would like 2 lots designated to the east side of their home next to the Sweitzer farm. The Board would allow future placement of lots along the east side of the property and south of Krebs Road. This is not a subdivision just an area designation for future development.

Bill Fogle gave the zoning report. He had questions about the Sietzville Mill property. The property may be sold. Does the special permit for a ceramic business go along with the property? The Board needs more facts on how long the business was dormant. Would it be handcrafted pottery for wholesale distribution? The new owner should check with the Township as to use intended. Any future use of the property should be cleared by the Township.

A plan by Lake Point Associates in Manheim Township was reviewed. Codorus Township is not involved with this plan but approved it as a courtesy. The motion was made by Richard and seconded by Deborah.

Solicitor Malone's bill for the past year was reviewed. Lamar made the motion and Tom made the second to recommend payment by the Supervisors. The motion carried and the bill will be forwarded to the Supervisors.

There is an erosion problem with the McClelland property. They should be instructed to put up a silt barrier.

The comprehensive plan was discussed. Recommendations from Randy Beck suggested a partial update, also reading the plan to see what needs to be reinforced. A work session was set for January 20, 2004.

An extension is needed for Codorus Estates, which expires January 14, 2004.

Cecile Feters reported on the sewer authority and Powers Homes.

The Township will probably be purchasing 36 acres from Jim Bailey as stated by Lamar.

Jason Snyder reported that someone in our area will be picked to serve as representative on the York Area Metropolitan Planning Board.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission

October 30, 2003

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

The Board authorized Jason Snyder to write up a letter of attachment expressing the views of the Board on the Codorus Estates module.

The minutes were reviewed and the section about the executive session was clarified. The reason for the executive session was for members of the Board to clarify the legal standing of upcoming business. The minutes were approved.

The module was filled out by Chairman Moore. There is no letter of credit available. A letter to be attached to the module was reviewed by Engineer Jason Snyder. A motion was made by Deb and seconded by Tom to approve the letter to be attached. The motion carried. A motion to sign the module 4 A as reviewed was made by Richard and seconded by Lamar. The motion carried. This motion was to sign the module only.

Brian Kaltreider gave the monthly zoning report. William Fogle will be the new zoning officer.

William Forbes plans to attach a 2.62 acre parcel to his sons property. He will need a merger agreement. Form B must be filled out. A motion was made by Deb and a second by Rick to approve the plan subject to form B and the merger agreement before the Supervisors sign the plan. The motion carried.

MDS Custom Homes re: the Jones property, south end of Catholic Valley Road. A sketch plan was reviewed. About 13 acres would be developed. After checking the ordinance and recalculating the cul-de-sac dimensions a waiver would not be needed. Mike Smelgus, representing clients would be interested in the remaining acreage. It would require 2 waivers to accommodate 3 lots on this piece of property plus the farmhouse. This portion of property is approximately 49 acres. Section 602A2A of the Subdivision and Land Development Ordinance limits the number of lots in a subdivision. A waiver was recommended for this instance on a motion by Lamar and seconded by Rick. 602A2B of the Subdivision and Land Development Ordinance limits no more than 3 lots being served by any road or street not maintained by the Township or Penn Dot. Richard made the motion to not recommend a waiver for this road issue because there was a place for a second driveway and the Township would be unwilling to grant a waiver due to safety issues. Tom seconded the motion. The motion carried. The property is zoned residential and cannot be developed with a public road without waivers, which the Township is unwilling to grant due to safety issues.

October 30, 2003

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William McGrew would like to transfer building rights to an adjoining property, which he owns. He owns 3 tracts and would like to merge 2 of them. A motion was made by Lamar and seconded by Rick to allow the transfer of lots to the area of Panarama Heights. The motion carried with Deb voting no. In the merger of tracts all property must be included on the same deed.

Doug Crawford was present regarding changing a property line on the properties of Holcomb & Wisenborn. The vacant lot will be created for the mobile home. York County comments are not in yet. Deb made a motion to sign the plan subject to county comments being in before the Supervisors sign the plan. Richard made the second. The motion carried.

Wayne McSherry was present. His parents have 55 acres on Ridge and Sunny Slope roads. He would like to have a lot on the South side of Ridge Road. He would be allowed 1 acre with a deeded right-of-way for the driveway along the South end of the farm. It will need to be perked and surveyed.

The summer fly problem and the nutrient management problems were discussed. The need to regulate new large animal operations and dealing with the nuisance of existing operations will need Board attention.

The comprehensive plan needs to be worked on by the Board.

The meeting adjourned.

Respectfully submitted,

Richard Masimore,
Recording Secretary

Part of minutes

October 30, 2003

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Molly ~~X~~inley
Pennsylvania Department of Environmental Protection
York District Office
150 Roosevelt Avenue
York, PA 17404

RE: Codorus Estates
Codorus Township, York County, PA
Engineer's Project No. 2058.3.01.00

Dear Ms. Finley:

As outlined in both the attached transmittal letter and component 4A, the attached module will NOT be approved by the Codorus Township Planning Commission for the following reasons:

1. Additional studies are being performed by the Jefferson Codorus Joint Sewer Authority to provide sewerage facilities to both Jefferson Borough and the Rural Suburban Residential Zone of Codorus Township. Excerpts from both the Act 537 Plan and Jefferson Codorus Joint Sewer Authority minutes are available upon request.
2. The proposed plan is inconsistent with the Codorus Township Comprehensive Plan which proposes the sewerage treatment plant be located northwesterly of the Borough of Jefferson, rather than to the east, as proposed by the developer. Please refer to page 172 of the Codorus Township Comprehensive Plan.
3. The proposed sewer plant is located at the low point of the "Buffalo Valley". This valley consists of numerous acres of Prime Agricultural Land which would then receive undue pressure to be re-zoned due to the existence of the proposed plant.
4. The project may encroach into a Palustrine, Scrub/Shrub, Broad-leaved Deciduous as well as a Palustrine, Emergent, Narrow-leaved Persistent wetlands, as defined by the U.S. Department of the Interior Fish and Wildlife Service, Seven Valleys, PA Wetland Inventory Map, excerpt attached.
5. The project has a HIGH PROBABILITY that it will affect archaeological resources in the area, per attached Pennsylvania Historical and Museum Commission.

*need amended letter
for minutes*

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RE: Codus Estates

Codus Township, York County, PA

October 30, 2003

6. The Planning Commission is concerned with the potential for adverse effects to endangered and/or threatened species as outlined in the attached Pennsylvania Natural Diversity Inventory letter.
7. The Township expressly prohibits the use of holdings tanks for new construction. Holding tanks MUST be removed from the drawing. The Township will NOT issue Use and Occupancy Permits to any households which do not have permanent sanitary sewerage disposal facilities installed.
8. As of October 30, 2003, no bonding or letters of credit have been provided to Codorus Township providing proof that the initial stages (i.e., headworks) of the proposed plant are insured for completion.

The Codorus Township Planning Commission is very concerned with zoning, subdivision, and development of the lands within the Township. As an agrarian community and stewards of the land, the Planning Commission believes in smart growth in order to safeguard the natural resources and prime agricultural soils which increase the quality of life in our community. Thank you for your consideration of the Planning Commission's concerns. If you have any questions regarding the above comments, you may contact Codorus Township's Engineer, Jason A. Snyder, P.E. at C. S. Davidson, Inc., (717) 846-4805 or the Jefferson Codorus Joint Sewer Authority's Engineer, Jeffrey S. Shue, P.E. at C. S. Davidson, Inc., (717) 846-4805.

cc: Brian L. Baer, Chairman - Codorus Township Board of Supervisors
Cecile H. Feters, Secretary - Jefferson Codorus Joint Sewer Authority
Jeffrey S. Shue, P.E. - C. S. Davidson, Inc.
Jason A. Snyder, P.E. - C. S. Davidson, Inc.

Subject: Graystone

Date: Tue, 4 Feb 2003 09:41:57 -0500

From: "Gilbert G. Malone" <gmalone@yorkinternet.net>

Organization: Malone & Neubaum

To: <hedgerowgeo@earthlink.net>

Deb, I am sending the material I tried to send to you yesterday. Pat

Richard
Rich

A motion was made, seconded, and approved that the incomplete items with respect to the Graystone Sewage Treatment Plant Land Development Plan are as follows:

1. The plan requires the notarized signature of the owner of the property. If the owner is a corporation, the acknowledgment must indicate the name of the officer and his position with the corporation.
2. There must be an erosion and sediment plan approved by the York County Conservation District.
3. The plan must be reassembled so that there is in addition to the present Sheet 1 two other sheets, the first being the sheet which is presently indicated as Sheet 2 of 14 of the treatment plant design and Sheet 3 which will be the erosion and sediment control plan.
4. The engineer must verify that he has received correct information as requested in paragraphs 7 and 8 of the C. S. Davidson letter dated January 29, 2003.
5. The road name indicated on the plan must be changed from Sunset Lane to Codorus Lane.
6. All notes regarding areas of future expansion must be removed.
7. There must be a development agreement approved by the Planning Commission solicitor, which agreement will require, among other things, the following:
 - a) That the developer complete the development as set forth in both the land development plan and in the fourteen sheets of the treatment plant design in accordance with and consistent with those plans, with the Township engineer to inspect the improvements to insure such compliance;
 - b) That the Township will withhold a Use and Occupancy Certificate permitting the operation of the treatment plant until both the treatment plant and the site improvements are totally completed in accordance with the land development plan and with the treatment plant design as set forth on Sheets 1 through 14;
 - c) That the developer will reimburse the Township for all expenses of its Township solicitor, Planning Commission solicitor and engineer in connection with the land development plan and treatment plant design and will establish an escrow in an amount determined by the Township engineer to be sufficient to

CODORUS TOWNSHIP PLANNING COMMISSION

SEPTEMBER 25, 2003

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

The minutes were approved as corrected. The first correction pertains to the Codorus Estate paragraph. The sentence DEP requires that holding tanks be shown etc. instead of building tanks. The second correction is the section devoted to MDS Custom Homes. The sentence should read as follows. The Board would not recommend approval of any of the proposed waivers. The other item should read. Phyllis Bosse needs a permit to cross a stream from DEP. And permission from PVC to cross the railroad.

There were no public comments.

Chairman Tom Moore suggested that the Board meet in Executive session, which was held in the hallway.

The Codorus Estates planning module for phase II was discussed. The Board needs the zoning hearing report to review. Phase I Graystone and Rosewood and Phase II Codorus Estates must be acted on by November 18th by the Supervisors. The time line is 60 days from September 18th. The sewer plant shown on paper is not large enough to handle all capacity of the 3 phases.

Holding tanks are not allowed by the ordinance on a temporary basis. Lots are not to be sold until the sewer plant is constructed. The Township needs assurance of financial responsibility. A motion was made to postpone filling out the module by Tom. There was no second. The Board will deal with the module at the end of the meeting.

Ken Holcomb was present. A pole building is to be constructed on lot 2. This will not be allowed unless the subdivision is changed. The lot with the trailer needs to be subdivided. The empty lot needs to become part of the main farm. The permit for the pole building may be issued ahead of subdivision. The plan needs to say that lot to be merged with the farm and not to be separated without Township approval.

The surveyor can change the plan and the permit issued. The permit may be issued for the removal of the old trailer. The lots should be combined on one deed.

Brain Kaltreider gave the zoning officers report. He had some questions about the Bailey Gift shop along Route 616. The owner has a request for a change of use to an art studio. It was decided to be the same type of use. No permit necessary.

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September 25, 2003

A motion was made by Rick and seconded by Richard to recommend that a waiver time limitation document written by Solicitor Malone and typed by the Township secretary be adopted by the Township. The motion passed.

The severe fly problem in the Township was discussed. Solicitor Malone will check to see if Township regulations on nutrient management are as stringent as the state law.

The module questionnaire was filled out.

Rejection of the Codorus Estates plan is recommended unless a time extension is secured.

Tom read a letter of support for state grant applications for a proposed park in the Township.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

AUGUST 28, 2003

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

Public Comments - Questions about the proposed Township park. Are lights going to be used? Cecile Fetters said not at the present time. A large lot is proposed (40 acres). Jason Snyder said that he has been instructed by the Supervisors to look the site over. The Township is just looking at this time, nothing has been decided. Jason Snyder said 8 acres are wetlands and 7 acres are wooded. The possibility exists for 3 playing fields, a tot lot and a pavilion for eating. There is also the possibility of securing a state grant. The Supervisors and the Planning Commission meetings are open to the public so any residents can come to the meetings.

If the property is subdivided from the Bailey farm it will be handled as a subdivision.

Zoning Officer Brian Kaltreider gave his monthly report.

Brian Spier was present. He is in the process of moving a hardship case trailer off of his property. He is trying to donate the unit to someone if possible. The Supervisors will discuss a time extension.

Codorus Estates Sewage planning module was discussed by a representative from Holly Associates. The Board, the Solicitor and the Township engineer need copies of the module for inspection. The engineer suggested that a copy be sent to him so the Board can review it at the next meeting. DEP requires that building tanks be shown on the plan until sewer plant is constructed. The Township doesn't permit holding tanks on a temporary basis. No lots can be sold until the sewer plant is built and no use and occupancy permits will be issued. A note should be sent to DEP to tell them how the Township feels about holding tanks. A copy of the module should be sent to the Engineer and the Solicitor a week in advance of the next Board meeting.

MDS Custom Homes representatives were present with a sketch plan for the Jones farm at Larue. It is in a Rural Residential zone located at Route 616 and Catholic Valley Road. The farm consists of 66 acres of which part is very steep. The sketch shows 29 lots plus several small portions. They requested waivers for 1) block length 2) street grade 3) cul-de-sac length. The percent of grade should be kept less than 12%. Collection ponds and other areas that require maintenance should be part of individual lots. The area for public use is not definite yet. The road would need to meet Township specifications. The cul-de-sac length needs to be worked on. The cul-de-sac starts at Route 616. The Board would not entertain a motion for a waiver for the length of the cul-de-sac. This will probably be discussed at another meeting. They could possibly develop one side of the property as shown and cut the other side back to fewer homes.

Rene DeBrabander has a small brick building on the Sticks property being used to restore furniture. It is a private workshop for a friend and he would like to have a bathroom requiring a holding tank. He would probably need a variance. The Board would recommend this use to the Zoning Board.

Pat Kitzmiller wants to have a tea room and gift shop on her property. She should see the Zoning Officer and have a sketch of the property showing the use and ample parking.

Phyllis Bosse needs a permit to cross a stream to get to her property in Manheim Township. She will need a letter from the Township giving permission to cross the stream and to cross the railroad.

Preston Beall Site Inspection – The property lies along Ridge Road. The Board will allow him to subdivide a lot on the southwest border of the farm with the driveway along the fence row property line.

Leon Bankert from Hillclimb Road proposes to sell a 2-acre lot with an easement to cross a neighbor Mr. Lefiever's property. He should keep it at 1 acre unless more is needed for a perk. He was told to come to a future meeting with a subdivision plan.

The Board reviewed a letter from York County Planning Commission regarding the ordinance amendment. A motion to recommend the amendment ordinance be passed by the Board of Supervisors was made by Lamar and seconded by Richard. The motion carried.

Deborah discussed the recent storm water management seminar attended by her and recommended that C.S. Davidson get the new information for future use.

Tom discussed an invitation to the Regional Planning Commission meeting to participate in economic development planning. The Board will have representatives attend the meeting.

The Board will meet on September 3rd with Randy Beck to review the Comprehensive plan as a work session.

Cecile Feters had information on applying for a grant for the possible purchase of land from James Bailey for a rec. park.

The motion was made by Lamar and seconded by Rick to recommend that the proposed area to be purchased is suitable for a recreation park. The motion carried.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION MEETING

JULY 31, 2003

The meeting opened at 7:30 P.M. with Tom Moore presiding. Other members present were Rick Sechrist, Deborah Slawson, Solicitor Gilbert Malone and Richard Masimore.

A correction was made to the minutes of the June meeting. An acre of ground is 43560 square ft. The minutes were approved as corrected.

The Waste Water Treatment permit was discussed.

Zoning Officer Brian Kaltreider gave his report for the month of July.

Preston Beall would like to subdivide his farm between Ridge Road and Bonnair Road. He owns 47.32 acres on tax map BH-41. A site inspection will be held on Monday August 4th at 7:00 P.M.

Bill Frahn from Miller Road and Stone Church Road has 5 plus acres. He had questions about boarding dogs. He was told to contact the zoning hearing board for a special exception.

Bill Forbes had questions about subdividing 2 acres from his farm. He will not be allowed to do this in the way he requested.

Michael McKnight had questions about the Floyd Mummert property of 36 acres along Pierceville Road. He wants to build a house in the edge of the woods where the logging operation is being done. He will need a highway permit and should be able to proceed.

The subdivision plan for Charles and Carolyn Bell were reviewed. No action was required because most of the area is in Manheim Township.

Goldie Day had questions about zoning applications. She wondered if she is supposed to be responsible for them or if Brian is supposed to do it. The Supervisors will decide.

Cecile Feters shared information on the Sewer Authority.

Deborah Slawson reported on a storm water management workshop. The Board recommends that C.S. Davidson becomes familiar with the new methodology of storm water management regulations as proposed by D.E.P.

Brian Kaltreider had a question of whether a driveway had to be any specific distance from a property line. The Board stated that 3 ft. seems to be the accepted distance.

Cecile Feters suggested that the Board take a look at the comprehensive plan to make some possible changes and or additions. The York County Planning Commission should

July 31, 2003
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be contacted to see what is needed if anything to get the plan current. Deb will contact Randy Beck to see if a meeting can be arranged. The second week of September was suggested as a possibility.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP BOARD OF SUPERVISORS

4631 Shaffers Church Rd.
Glenville, PA. 17329-8923
Phone: (717) 235-4634
Fax: (717) 235-8405

August 18, 2003

Township Official:

There will be a work session with Randy Beck of the York County Planning Commission September 3, 2003 at 7:30 P.M. in the Township office.

This is for informational purposes only regarding the Township's Comprehensive Plan.

**Tom Moore
Chairman Planning Commission**

CODORUS TOWNSHIP PLANNING COMMISSION

JUNE 26, 2003

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

George Weisenborn was present with plans for the former Johnson farm. The plan was reviewed and a motion was made to pass the plan. The plan needs to be notarized before presenting it to the supervisors. Lamar made the motion and Tom seconded it. The motion carried and the plan was signed. There was a correction to the George Weisenborn section of the minutes. Lot 1 contains 1.01 acre. Lot 2 contains 1.87 acres, which is the old farmstead. The residual is 71.2 acres. A module is needed for the new house. A motion to sign the module was made by Deborah and seconded by Lamar. The motion carried. It should be signed before June 5th. Lot 1 is being reunited with the residual.

The Linda Bell property along Route 851 was discussed. They would like to increase the size of this lot, which is .96 acres. If the property can be limited to 43550 sq. ft. it could be increased. They were told to check it out and see if it would work out to hold it at one acre.

Zoning officer Brian Katreider presented his monthly report. He had questions about a property that he is going to be working on. He wanted to know if he should issue the permit since he is the Zoning officer. The supervisors will take care of this.

The LoPiccolo's were present regarding a recently constructed fence on their property. They were asked to change their fence to comply with the ordinance. They could apply to the zoning hearing board for a variance if they wish.

Jason Snyder reported that they reviewed the plan for the sewer plant from Stahlman and Stallman.

Changes to the ordinance were reviewed. A motion was made by Deb and seconded by Richard to send the changes to the Supervisors and recommend approval. The motion carried.

Cecile Feters gave a report on the Codorus Sewer Authority.

Codorus Estates plan needs an extension.

The meeting was adjourned.

Respectfully submitted

**Richard Masimore
Recording Secretary**

CODORUS TOWNSHIP PLANNING COMMISSION

May 29, 2003

The meeting was called to order 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 were approved as presented. The zoning officer reported 6 permits for the month.

Bruce Ruhlman has a small piece of property in the Township (too small to be concerned about). The bulk of the property is in Manheim Township.

George Weisenborn was present with the subdivision of the former Johnson property. (Kenneth C. Holcomb and George Weisenborn). The plan should show the location of the new home with well, sewer location and the wood line. Lot 1 contains 1.01-acre lot 2 1.22 acre, lot 3.87 acres old farmstead. The residual is 71.2 acres. A module is needed for the new house. A motion to sign the module was made by Deborah and seconded by Lamar. The motion carried. It should be signed before June 5th.

Mr. & Mrs. Preston Beall were present. They own the property across from Roy Gladfelter. They want to sell shrubbery and crafts. For a small business the operator should live on the property. They could sell trees and shrubs. They could apply for a special exception for produce and would include 25% of craft products.

There is a question about the septic. The SEO will have to check the sewer on the site.

Deborah Slawson would like to attend a workshop for storm water. The cost is \$160.00. Tom made a motion to recommend the supervisors funding the fee. A second was made by Rick. The motion carried with Deborah not voting.

A condensed version of the TDR information paper was reviewed by Cecile Feters.

A report of the sewer authority was made by Cecile Feters.

Zoning officer Brian Kaltreider had questions about the Rutters Building near Steltz. The tack shop wants to expand into the area of the car wash. This should be okay. The meeting adjourned.

Respectfully submitted,

Richard Masimore

CODORUS TOWNSHIP PLANNING COMMISSION

APRIL 24, 2003

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

Zoning officer Brian Kaltreider gave his report for the month.

Mr. & Mrs. Rhett Lambert were present. Mr. Lambert is constructing a fence on his property at the intersection of route 216 & 516. The fence falls within 6" of the proper dimension. The lot is a corner lot and is considered as having 2 front yards. The line of site triangle comes in to play and you are not allowed to construct a solid fence in a front yard. The fence would need to be open or less than 3 ft. in height. They could apply for a variance and an interpretation of the ordinance.

Ray Miller from North Codorus Township has about 60 acres in Codorus Township. Waste Management owns 12 acres, which are land locked between Ray Miller and Gordon Shive. He wanted to know if he would be able to merge it with the rest of his farm. He should be able to do this. He would need a letter of merger.

Pat Buel was present with the Jaeger plan. This is an add on subdivision along route 516. A motion to sign form B module was made by Deb and seconded by Rick. Deb made the motion to sign the plan and Richard made the second. The plan and module were signed. The plan needs a merger agreement and the owner's notarized signature and certification that there are no liens against the property.

Solicitor Malone will clarify the corner lot issue and non-conformity. Jason Snyder will fax the information to Gil.

The subdivision and land development check list was discussed including the recreation fee waiver form.

Cecile Feters gave a report from the Jefferson-Codorus sewer authority.

There was discussion on the TDR. It was suggested that a paper be sent to real estate people with the TDR info on it.

There was some discussion about an undersized lot along Rockville Road.

The meeting adjourned.

Respectfully Submitted,

Richard Masimore, Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
MARCH 27, 2003

The meeting was called to order at 7:30 P.M. by Chairman Tom Moore. Other members present were Rick Sechrist, Richard Masimore, Solicitor Gilbert Malone and Deb Slawson. Doug Crawford had questions about the Johnson property. The new buyer wants to relocate lot subdivision to sell off existing farmhouse and buildings. A site inspection was set up for April 1st at 5:30 P.M.

The minutes from the February meeting were approved as presented.

Irvin Rappoldt reported permits for the month.

John Owings, owner of the former Thompson property, end of Lineboro Road, had some questions. Cleveland Thompson is buying the property back. Owings is willing to sell small amounts of property to several neighbors. He will need a subdivision. .67 acre would go to Troy Engle. .14 acre would go to Michael Jones. This should be okay. He was told to come back with a subdivision plan.

Jerry Stahlman was present with the Graystone Sewage Treatment Land Development plan. The comments from the C.S. Davidson letter were reviewed. Stahlman asked for a motion on the plan. Rick made the motion to pass the plan, Richard made the second. Tom and Deb voted no. The motion did not pass. The Board will not sign the plan. The plan will be taken to the Supervisors.

Tim and Sandy Hartlaub were present. They have a contract on the Janet Masters property on Krebs road. They wanted to move their business from one property to the other. They make wood and metal signs. There are 2 employees and enough parking for 5 cars would be needed. Any change or expansion to the business would be subject to review by the Township. They were told to get a permit for a home occupation when they have ownership.

Georgia Johnson and Ray Wolfe live in the top trailer on the Johnson farm. They wondered how soon they would have to leave. They were told as far as the Township goes they can have the mobile home at its location until the new home is built on the property.

A property transfer from Jeffrey and Arlie Jager along route 516 to Eric and Angela Gwinn will be reviewed at the next meeting.

There was some discussion about water management. Engineer Jason Snyder suggested that we wait until the county comes out with their storm water management ordinance.

A checklist for processing plans will be forthcoming from Jason Snyder and John Herrold.

March 27, 2003

Page 2

The Planning Commission wishes to acknowledge the death of Codorus Township Roadmaster Tim Steger. Tim was a special person. He was an asset to the Township, always willing to be accommodating. He will be greatly missed.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording secretary

CODORUS TOWNSHIP PLANNING COMMISSION

FEBRUARY 27, 2003

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

The minutes were approved as presented.

Zoning Officer Irvin Rappoldt reported issuing 2 permits for February.

Ken Holcomb was present to discuss the Johnson property. He is planning to buy the property. He is interested in allowing the mobile home to remain on the property. A hardship would only apply if the applicant owns the property. The subdivision for the property was passed and recorded. A new subdivision would be required. One mobile home could stay and the second would have to go. The Harvisons could ask the Township for a variance to keep the second mobile home. A letter of merger would be needed for re-unification of the Johnson farm. If the Harvisons decide to apply for a variance the Board would recommend that it be granted.

Jerry Stahlman was present with the wastewater treatment plant. A list of stipulations were discussed. The Board will not consider approval until the conditions of the January meeting are met. A time extension will be granted till April 9, 2003.

Deborah had information for the board to consider for a storm water ordinance.

County comments on the Codorus Township zoning ordinance were reviewed and clarified. Changes were noted on a copy of the ordinance and will be forwarded to the solicitor for finalizing.

The meeting adjourned.

Respectfully submitted

Recording Secretary
Richard Masimore

Codorus Township Planning Commission

January 30, 2003

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, Solicitor Malone and Deborah Slawson.

The minutes were reviewed and a correction was made. On the last page. The Ted Sparks Zoning hearing paragraph should read. If the special exception is approved the Board recommends only 2 family members and one guest. The recommended time of operation should be 10:00 A.M. to 6:00 P.M. Monday through Saturday. The minutes were approved with the correction.

Mr. & Mrs. Curvin Krebs were present with questions on subdivision. Copies of the plan need to be signed and notarized. A dwelling right must be with the plan. The plan must show the building right status. A merger agreement must be included.

Mr. & Mrs. Ronald Harvison had questions on the Johnson property. They would like to keep their mobile home on it. This would be up to the owner of the property. A hardship permit would allow 2 mobile homes on one lot but the lot would have to be owned by the party requesting the hardship. The Board would go along with 2 mobile homes on one lot if they can purchase the property.

Irvin Rappoldt reported one permit for January. He had questions about a lot without a dwelling having a storage building erected on it. This would not be permitted. The house should be built first or a permit should be secured for both.

Doris Gracey had questions on a property along Sunny Slope Road. The property has a 24.6 wide driveway. The Board agrees to recommend a waiver for the driveway, which needs to be 25 ft. The property is limited to 3 dwellings maximum.

Rick Bogart representing Codorus Estates was present with plan changes. The Township engineer reviewed the plan and is satisfied. The planning module must be signed and the owner must sign the plan. The walkway plan was approved. So far everything seems okay.

Rick Lego had questions in subdividing the Linwood Jones property along Route 616 and Catholic Valley Road. Only one private road serving 3 homes per subdivision.

Doug Crawford was present with the Kobi Johnson 2 lot subdivision on Johnson Road. There should be a notation on the plan clarifying the deed to the plan. It should also show the wooded area.

A motion to approve the plan on condition that changes are made before the Supervisors sign. Deb made the motion and Richard made the second. The motion passed.

Jerry Stahlman was present relating to the letter from the Township engineer. A temporary easement is needed for a public right of way. Hickory Heights must sign the plan. There is no bonding information yet. There are no letters received from the York Conservation district regarding erosion and sedimentation. Additional detail requested on land developments. Lighting will be addressed. A waiver is needed for contour lines. Future area of expansion should be removed. The drawings should be clarified before recording.

A final set of drawings for the sewer treatment plant and agreement needs to be recorded. Have plans in 1 complete set. The Township will not permit selling of any lots or laying out of lots until the sewage treatment facility is constructed. A maintenance bond of 50% of the cost of operation will be posted.

The Township engineer will inspect the construction of the sewer plant and will need fees for review and inspection.

Graystone requested conditional approval of the plan.

The Board will need all things in order before considering a tentative approval and will need a month extension for the plan. Jerry Stahlman said the developer would agree to a time extension.

A motion was made by Richard and seconded by Rick and approved that the incomplete items with respect to the Graystone Sewage Treatment Plant Land Development Plan are as follows:

1. The plan requires the notarized signature of the owner of the property. If the owner is a corporation, the acknowledgment must indicate the name of the officer and his position with the corporation.
2. There must be an erosion and sediment plan approved by the York County Conservation District.
3. The plan must be reassembled so that there is in addition to the present Sheet 1 two other sheets, the first being the sheet which is presently indicated as Sheet 2 of 14 of the treatment plant design and Sheet 3 which will be the erosion and sediment control plan.
4. The engineer must verify that he has received correct information as requested in paragraphs 7 and 8 of the C.S. Davidson letter dated January 29, 2003.

5. The road name indicated on the plan must be changed from Sunset Lane to Codorus Lane.
6. All notes regarding areas of future expansion must be removed.
7. There must be a development agreement approved by the Planning Commission solicitor, which agreement will require, among other things, the following:
 - a) That the developer complete the development as set forth in both the land development plan and in the fourteen sheets of the treatment plant design in accordance with and consistent with those plans, with the Township engineer to inspect the improvements to insure such compliance;
 - b) That the Township will withhold a Use and Occupancy Certificate permitting the operation of the treatment plant until both the treatment plant and the site improvements are totally completed in accordance with the land development plan and with the treatment plant design as set forth on Sheets 1 through 14;
 - c) That the developer will reimburse the Township for all expenses of its Township solicitor, Planning Commission solicitor and engineer in connection with the land development plan and treatment plant design and will establish an escrow in an amount determined by the Township engineer to be sufficient to defray the costs of inspection.
 - d) The developer shall provide a bond or other security in a form approved by the Planning Commission solicitor in an amount determined by the Township Engineer to achieve compliance with the requirements set forth in 25 Pa. Code § 71.72.

Lamar Glatfelter had questions about Section 703 #5 about signs, RE: Greemount church.

The meeting adjourned

Respectfully Submitted,

Richard Masimore
Recording Secretary