

CODORUS TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 9, 2004

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

Tom introduced the new representation from C.S. Davidson. His name is Chris Knarr.

The minutes were reviewed and the Todd Grove paragraph was changed. It should read (3385 Woodland Lane) and (it now serves 4 lots). Dawood Engineering was changed to (Daewood Engineering). The minutes were thus approved.

Christine Sellers representing Saxinger and Black re: the Jones property had questions about the property along the South side of Catholic Valley Road. The plan would propose 8 lots. More than 3 lots on a private road is not allowed. The topography of the area is a problem. It's not possible to have an adequate roadway or cul-de-sac on the property. She will try to have the plan for the next meeting. The engineer will review it.

Lynwood and Bonnie Jones have a one-lot subdivision along Catholic Valley Road. The county comments were reviewed. A motion was made by Rick to pass the plan. Lamar made the second. The motion passed. Tom made the motion to sign the modules. Richard made the second. The motion carried and the module was signed.

The Dingus plan was signed.

Bill Fogle had a question about a church being placed on property without a dwelling right. It must be on low quality soil.

Bill would like to subdivide his last lot from his property of 53.9 acres. He would be allowed to subdivide one acre.

Deb made the motion to recommend that the Supervisors pay the yearly bill of Solicitor Malone in the amount of \$7,915.30. Richard made the second. The motion passed.

Storm water management ordinance requirements were discussed.

Trout Unlimited is concerned about the quality of effluent being discharged into streams from Sewage Treatment Plants.

There was more discussion on the Christine Sellers plan. The plan was marked by the Planning Board for 4 lots in such a way that no waivers would be needed. The plan was sent along with Chris Knarr. He will be in touch with Christine Sellers.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
October 28, 2004

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

Peggy Zeigler was present. She would like to have a building lot on her property. The quota is used up. It contains 5 homes already.

The minutes were approved as presented.

The Virginia Parker plan for a horse arena was reviewed. It had been corrected since the previous meeting. The farm is approximately 51 acres. The plan shows grades and swales, storm water management and deed plotting with bearings and degrees. The plan was reviewed and signed by York County. Lamar moved to pass the Land Development plan. Richard seconded the motion. The motion was passed and the plan signed.

Glen and Mary Gilbert had questions about opening an auction house in the Glenville feed mill. They also wondered if food could be sold. This would be possible. It is in a commercial zone. A use permit would be required.

Todd Grove, 3385 Woodland Ln. has 11 acres. Some is in Ag and some rural residential. A private drive will be a problem if too many dwellings are put in. It now serves 4. The ordinance allows 3. Unless a proper driveway is put in or the Supervisors would allow a variance, no more dwellings would be allowed.

Joseph Dingus was present with his subdivision plan. County comments were reviewed. One lot was re-perced. A motion to pass and sign the new plan was made by Lamar and seconded by Tom. The motion was passed and new plan signed. Lot #2 has new perc test.

Dawood Engineering had a revised plan for Powers Homes. There were questions about waivers. 1. Distance from intersections and distance between intersections. 2. Grades through intersections. 3. Street crowning one street has 21 lots with no way out should the street get blocked. 4.Reveal on curbing.

There was a question about erecting a sign with the company name on it.

Lynwood and Bonnie Jones had questions about their plan. The plan needs to show one dwelling site with a perc test. The plan needs to be sent to York County. Some of the notations need to be removed. The area is approx. 16 acres. The plans were marked and need to be changed. It needs to show the perc and access driveway.

Kristie Waid owns the former Donald Young property near Bonnair. She had questions about her quota. She owns 83 acres plus 10.27 acres. She should have 3 rights plus

October 28, 2004
Page 2

existing dwelling. She may have 2 on the smaller lot depending on when Young purchased the smaller lot.

Bill Fogle gave his zoning report. He issued a cease & desist order for Mr. Thompson. He must finish the building and put cars inside or get rid of them.

Items pertaining to the hearing were discussed.

The Board was informed that Jason Snyder will no longer be at our meeting representing C. S. Davidson Engineering.

The meeting was adjourned.

Respectfully submitted, ..

Richard Masimore.....
Recording Secretary

Codorus Township Planning Commission

September 30, 2004

The meeting was called to order at 7:35 by Chairman Tom Moore. Other members present were Rick Sechrist, Lamar Glatfelter, Deb Slawson, Richard Masimore and Solicitor Gilbert Malone.

Doug Crawford presented the subdivision plan for the Township park. Corrections were made to the plan (tract numbers, ESP #2). A motion was made to sign the plan by Lamar and seconded by Tom. The motion carried. Doug will take the plan to Jim Bailey to have it notarized and then return it to the Township.

Jerry Stahlman was present seeking a special exception for the Gray subdivision he is requesting the Planning Commission to give comments to the Zoning Hearing Board. As it turns out Dutchland Equipment Co. has been working at the site. Jerry stated that he didn't know of any work being done. Ben Kauffman from Dutchland must have continued with the work on his own. Deb made the motion that the Board recommend that the Supervisors proceed with appropriate legal action to stop work on the sewer plant. Richard made the second. The motion passed.

Virginia Parker and Virginia Craley were present regarding a property on Roser road. A representative of Gordon Brown Assoc. presented a plan showing storm water management plan for a horse arena. The farm consists of 51 acres. The plan was reviewed by the Township engineer. This is only a storm water management plan and only deals with water run off from the riding arena. The plan should show grading and signature blocks. If the plan is a deed plotting it should show degrees of all corners and should show other pertinent features such as wells and other buildings at their approximate locations. The Board suggests that the plan be recorded.

Mr. Dingus was present. He owns 104 acres and has 4 building rights. The former Hoshall farm. We need the county comments. A motion was made to approve and sign the module by Rick and seconded by Tom. The motion passed and the module was signed.

Earl Poist was present. He owns 5 ½ acres along Water Tank Road. He wants to build another home. It is in the Ag. Zone. He must have 7 acres in order to subdivide. The Board would not make a favorable recommendation for a variance.

Lynwood and Bonnie Jones had questions regarding property on Catholic Valley Road and Route 616. The plan could show lot #1 of 49 acres and lot #2 with 11 acres. There is a valid perc test on one lot and the other lot has a house with a sewer system.

Zoning Officer Bill Fogle gave his monthly report. He had questions about the former Doris Gracey property. People by the name of Lentz want to build a house. They have approx. 10 acres. This should be okay.

September 30, 2004

Page 2

People by the name of Ball have property on Tree Top Lane off of Route 616. The property is in a rural residential zone. This would be the last home to use this driveway. This would be okay.

The Tyco plant in Larue is being bought by York Graphic. It is zoned commercial. They want to put 2 signs on the building. This would not be allowed. They can have one sign on the building and one free standing.

Mr. Davis owns the former Gardner's Garage. Cars are stored outside. He would like to work on cars in the building. This would be a request for a non-conforming use.

The Board reviewed proposed application forms and design diagrams for rainwater. The Board will check this at a later meeting.

The sewer plant application was discussed. Tom made the motion to prepare a letter to the Zoning Hearing Board to officially oppose the proposed special exception. Deb made a second to the motion. The motion carried.

Cecile Feters brought to the attention of the Board that drawings for the sewer plant are not the same as on another drawing.

The Board discussed legal matters. Tom made a motion to ask the Supervisors to oppose the special exception for the sewer plant. Rick made the second. The motion passed.

The Board requests the Supervisors to fund the legal council for the opposition to the special exception. Because of the complexity of this matter it is important for the Planning Commission to have the assistance of their attorney in presenting their position to the Zoning Hearing Board. Under code the Planning Commission has a clear right to present their view to the Zoning Hearing Board. Richard made the motion for this request and Deb made the second. The motion passed.

The meeting adjourned.

Respectfully Submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission

August 26, 2004

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

The minutes were reviewed. A change to be noted on page 1 top half of page should read "(plant is on line)" and paragraph near bottom reading Tom stated should be deleted.

The minutes were approved as changed.

Sterling Lucabaugh had questions about the building rights for his property and also for the property of his father John Lucabaugh. He also wondered about the quota of the farm that his parents sold.

Sterling owns 11 acres, which he purchased in Nov. of 1974. This has 2 building rights.

When the Lucabaugh farm was sold 2 building rights remained with the farm which he kept. If this farm is sold the two remaining building rights go along with it. Lots can be transferred only if the person owns the adjacent property.

Virginia Parker and Virginia Craley had questions about subdivision and land development for property on Roser Road. The farm is approximately 50 acres. She would like to build a new house. The property has an old house, which she wants to keep for the time being. The new building should not go on the best soil. She was told to get a survey and prepare a plan. A list of items to do can be secured from the Township secretary. A large riding arena to be erected should have a land development plan. The plan should be reviewed by the Township engineer.

The Ronald Chittum property near the intersection of Glen Echo Road and Route 516. He would like a variance for his car shelter, which encroaches in the set back area. The variance would not be approved. The shelter was erected without a permit. A motion was made by Lamar and seconded by Deborah to not recommend approval of a variance.

Cecile Feters presented the James Bailey subdivision for land to be used for a recreation park. DCNR wants to restrict some of the land to be used as designated parkland. The existing house should be abandoned for residential use on lot #2. The county comments were discussed # 1 through #6 by Engineer Jason Snyder. The Planning Commission approved the general concept of the proposed subdivision and will approve the final plan if the Township is the buyer. Rick made the motion to pass the plan subject to the Township being the buyer and technical corrections. Tom Moore made the second. The motion passed.

Zoning Officer, Bill Fogle reviewed the list of building permits.

There is a problem with the Holcomb property and water runoff along Johnson Road. The Board recommends having the Soil Conservation people check this out.

A work session for the Comprehensive Plan update was discussed. The Board received material on funding. The Board will notify firms interested in doing an update that for the time being we are exploring possibilities of available funding.

The Case property was discussed. The real estate advertisement states that the property has a building with living quarters. The Board informed the owner and realtor about this but the ad was still not changed.

Irvin Rappoldt would like to have all residents having home occupations become legal. He suggested possibly changing the ordinance to accommodate these cases. The Board will try to deal with these problems as they arise.

Home Based Business permit ideas were discussed. The Board will discuss this at future meeting.

Ordinance amendments were reviewed and will also be worked on at future meeting.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

JULY 29, 2004

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

Minutes were reviewed. Deborah suggested that items pertaining to the conditions for the sewer plant be made more specific. 1) Ask the Zoning Hearing Board to reject an extension because they acted in bad faith. They did not live up to expectations by not beginning the project in a timely manner and not completing the project within one year. 2) There has been a change in circumstance that affects the best interests of the community. A municipal plant is to be installed at another site. 3a) They must post bond for removal of the Buffalo Valley Treatment plant and for site restoration. 3b) They must pay all expenses to hook up all customers affected by the changes including treatment plant capacity expansion posting a bond. 3c) The bond would be based on total build out. They would have 60 days to post bond and one year to complete the change once the new plant is on line.

A motion to approve these conditions was made by Tom Moore and seconded by Lamar Glatfelter. The motion carried.

Minutes were approved as amended.

Robert Namovicz discussed the Cease and Desist order at the sewer plant site and appropriate fines for violations. He expressed concerns about this being unfair for people who abide by the law. What will be done about the violations?

Bob Bull had questions about a hardship dwelling for his mother. The address is 4287 Fissels Church Rd. This should be okay.

Cecile Feters gave a report from the Recreation Board. She said Board members were upset at the last meeting with the planners because their suggestions were overlooked pertaining to the Powers Home development. She asked the Board not to accept any restrictions from a developer.

Tom stated that the requested facilities in the rec. area of the development tended toward attracting more people to come to the area instead of being designed for use mainly by the residents of the development.

Zoning officer Fogle gave his monthly report.

There was discussion about Christopher Mack building on a lot on Rockville Road.

He reported that repairs and non-structural repairs no longer need a permit. He would also like a clarification of a canopy. Is this considered a structure?

Someone is interested in the Wildasin property on Snyder Road. Would they be able to secure an extra building right because of the apparent antique value of the old house? Could it be preserved and another dwelling built?

Thomas Gray owns the hillside property at the west end of Pierceville Road. He constructed a (garage) but wants to use it as a dwelling. He is not following Township regulations.

Other Business: Cecile Feters suggested that Supervisors check on letters of credit. Lamar said they are looking into this.

The comprehensive plan was discussed. There were several proposals received. A work session will be held August 17th at 7:30 in the Township building.

The public meeting was concluded.

An executive session was called to discuss legal matters.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

JUNE 24, 2004

The meeting opened with the pledge at 7:30 P.M. Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore and Solicitor Gilbert Malone. Deb Slawson was present and Richard Masimore at 8:40 P.M.

An addition to the minutes 3rd paragraph on page 2, 1st sentence add (was discussed) and last sentence add request (FOL) proposal.

Chris Sellers had a sketch plan for the Jones property on Catholic Valley Road. Two proposals were presented. #1 shows 8 lots and a cul-de-sac. #2 shows 5 lots fronting on the hard road. #2 seems to be the better option due to storm water run off. Erosion and sedimentation would be a little less with this option. Three lots could be shared by one driveway and two would have their own driveways onto Catholic Valley Road. Roof drain and driveway storm water pits would be required. A 50 ft. right of way or 33 ft would be better for the future, in case of future subdivision or development. Curb and sidewalk could probably be waived. Profiles for the private road would be required. Storm water CAL's would also be required.

Mr. Dingus had questions about the Hoshall property along Route 851. There are about 6 acres on the North side of Zeigler Road where the 3 lots would be placed. The farm contains 104 acres. The Board feels this would be a good location for the 3 lots, which would not break up the rest of the farm. The soil type is Chester 2 for this piece of ground.

The Emma Case subdivision plan was presented. Part of the property is financed and a merger agreement will be required at settlement, which will denote the new property lines. Jason and Solicitor Malone will coordinate the timing of new lot numbers etc. (this must happen within 60 days). Deb made a motion to approve the plan. Lamar made the second. The motion passed.

Marcel of Dawood Engineering and Jeff Powers had a sketch plan for the Forbes property. The wetland study was done. The hydrology study was done. These studies did not affect the sketch plan very much. The cul-de-sacs will be used for storm water filtration. A recreation meeting was held to discuss options. A proposed park for the subdivision was discussed. There were 2 sketch plans for proposed parks. The developer, planning board and recreation board will agree as to the type and size of the facility. It was suggest that lot 181 plus one acre from lot 92 in a usable configuration be used for the recreation area. The balance of the recreation fee money is to be decided and paid to the Township. There would be no parking area. The extra ground is to be graded and seeded. The developer and the Township will come to an agreement as to the amount of lighting allowed. They will return with a preliminary plan update.

Richard Colton was present representing Keith Hartman. The property contains 21.74 acres. He would like to subdivide one acre plus due to the flood plain. Deborah recommended that erosion control be encouraged. They can proceed with the process.

Zoning Officer Bill Fogle gave his monthly report. He discussed the Thompson property. He also discussed the Holcomb property on Johnson Road being used as a log depot. The area is subject to erosion and may need to be improved. There should be a land development plan when a permit is applied for.

Doug Crawford was presenting the Robin Matthews plan. The plan seems to be okay. Tom made a motion to approve the plan subject to a maintenance agreement before the supervisors approve it. Deb made a second and Rick abstained. The motion passed.

The up coming zoning hearing about the sewer plant was discussed. Items addressed were:

1. Ask the Zoning Board to reject an extension because they acted in bad faith. They did not live up to expectations.
2. There has been a change of circumstances. A plant is to be installed at another site.
3. Should the Zoning Hearing Board be inclined to grant an extension the Planning Board feels that certain conditions should be imposed.
 - A. They must post bond for removal of the Buffalo Valley Treatment plant.
 - B. They must pay all expenses to hook up all customers affected by the change.
 - C. Site restoration must be completed as part of the switch. The bond would be based on total build out. They would have 60 days to post bond and one year to complete the change once the new plant is on line. A motion to approve these conditions was made by Tom Moore and seconded by Lamar. The motion carried.

The Comprehensive plan update proposal was discussed. The request has been advertised and 4 firms expressed interest.

Letters should be sent to the inquires.

A motion by Tom and seconded by Richard was made to have proposed zoning ordinance changes forwarded to York County and the supervisors. The motion carried.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

MAY 27, 2004

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

The minutes were approved with the addition of (Storm Water Management be added to be used on the Hartenstein property).

The Emma Case plan and county comments were reviewed. They will need a merger agreement before the Supervisors sign the plan.

A motion to sign section B of the planning module by Lamar and seconded by Rick. The motion carried. A motion to sign the module for the new home was made by Rick and seconded by Deb. This motion carried. Lines on the new plan should be shown with proper boundaries. They should identify the perimeter of property with darker lines. The area should be identified as being subject to subdivision approval by the Township.

The plan will be submitted at the next meeting.

The Supervisors were at the meeting and were asked if they see any problem with the plan. They stated that is seemed okay.

Mrs. Karen Mikijanik was present from near the Forbes farm. She expressed concern about odor from the sewer plant, and traffic from the development.

Zoning Officer Bill Fogle gave his monthly report.

It was noted that the Preston Beall special exception was approved for Farm Market with no sale of craft items or novelties.

The plans for the Robin Matthews development along Fissels Church Road. Both spouses of the ownership need to sign the plan. There were questions of right-of-way. There is need for a road maintenance agreement. There was a motion to approve the module by Richard and seconded by Lamar. The motion passed with Rick, abstaining.

The driveway entrance needs to match the permit. Jason Snyder will research the project. Someone will check with Holley's office to see if he has the old plan.

Cecile Feters reported on Codorus Estates.

The Supervisors should see if the letter of credit will run out before the project is completed by August 1st. Letters of credit should have automatic roll over feature. Lamar will check the letter of credit.

Cecile and Jason reported on the meeting with the architect for the Forbes farm recreation facility area.

The recreation fee was discussed. Tom made the motion and Lamar made the second to raise the fee to \$1,000.00. The motion carried. The Board recommends that the Supervisors raise the fee.

The request for proposal for the update of the Codorus Township Comprehensive plan. The format for advertisement was discussed and a copy is attached. The Board recommends that the request proposal be advertised.

A motion by Lamar and seconded by Rick that the ordinance changes be approved by the Supervisors. The motion carried.

Irvin Rappoldt wondered if a garage could be added to his former property. It wouldn't be possible because it would be too close to the property line.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

REQUEST FOR PROPOSAL

Update of Codorus Township Comprehensive Plan

The Codorus Township Supervisors are seeking the services of a qualified firm experienced in writing Comprehensive Plans which focus on agricultural preservation. Current Codorus Township Comprehensive Plan has been reviewed by the Codorus Township Planning Commission. The final product will include the majority of the current Plan, plus necessary updates.

A proposal is requested for the following scope of work:

1. Putting the current Codorus Township Comprehensive Plan into electronic format
2. Updating all graphs and tables
3. Updating maps with existing GIS coverages
4. Revising certain sections of the current Plan
5. Producing final print and electronic versions.

Proposals are due at the Codorus Township Office no later than 2 P.M. on Wednesday, June 30, 2004.

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

CODORUS TOWNSHIP PLANNING COMMISSION

APRIL 29, 2004

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

The minutes were reviewed and some corrections noted. End of Page 1 what type of stream crossing would be selected (the Township suggests reinforced concrete box culvert). Deb recommended us of CREP, phasing, grading, grubbing and not interfering with drainage path.

The Planning Commission made Mr. Bogart completely aware of the Joint Sewer Authority plans for the Sewage Treatment plant on the Northwest side of Jefferson and that he should inform his client of these plans.

There were no public comments.

George Hartenstein had questions about the number of building rights to his property. The 7.22 acres probably has 2 rights. He is unsure of actual survey lines. He would like to transfer a building right from this area to the main farm. Any transfer would have to be to an area of poor quality soil. It was suggested that all of the property be included on one deed.

Combining 7.22 acres with 1.04 acres was approved in concept by the Board. Gil will write a letter to Mr. Hartenstein to be included in the minutes.

Tracey Bittner has questions about having a flea market. The area is the parking lot of the old Rutters store property on Route 616. The area is zoned agricultural. It would not be allowed under present zoning.

Terri Fischer had questions about the Marzullo subdivision on Roser Road. Marzullo wants the Fishers to sign off on a right-of-way. This is not a Township problem. It would be advised to contract a real estate attorney.

Cecile Feters reported on the Recreation Boards recommendations for Powers Homes recreation plan. They recommend that the developer install recreation area as the Forbes farm is developed. (See attachment A)

The Planning Commission feels that the Forbes farm development definitely needs some sort of recreation area. The builder, the Township engineer and the Recreation Board should try to work things out for all concerned and make a recommendation to the Planning Commission.

April 29, 2004

Page 2

Bill Fogle and Jason Snyder discussed some possible changes in the ordinance dealing with accessory and primary uses. It was suggested to delete accessory use in article 3 section 301 and delete principle use in article 3 section 8.

Gil will check the ordinance to see if any other changes are in order and will make suggestions.

Cecile suggested the possibility of a transfer between non-contiguous properties. The Board doesn't think this should happen.

Bill Fogle had questions about checking driveways. The Board thinks it would be a good idea to have a driveway ordinance. Bill discussed permits for the month.

Gil presented recommended ordinance changes sections 304,306,907,403,718,602A20 and 402B section 747.

The recreation fee was discussed. The Supervisors are considering raising it from \$700-\$1,000.

The Preston Beall zoning hearing application was discussed. Farm market, trees, shrubs, snowballs, ice cream, and jellies. He needs a variance. He applied for a special exception for a reasonable use of an existing structure.

A work session was set for the Comprehensive Plan for May 18th at 7:30 P.M.

Chestnut Grove Church wants to sell some of its property. The cemetery and the church should be preserved. In the Ag zone they should be able to sell excess ground with a building right. A sketch plan should be brought the Board.

The meeting adjourned at 11:00 P.M.

Respectfully submitted,

Richard Masimore
Recording Secretary

Attachment A

PROPOSAL FOR NEIGHBORHOOD PARK – POWERS HOMES DEVELOPMENT (182 +/- homesites)
(RSR zone of Codorus Twp.) – Fee \$700. x 182 = \$127,400. Rec fee due OR
.02 X 180 = 3.6 acres
(per S.D & L.D. Ord. Sec. 508 & 509, amended Jan. 10, 2001 Ord. #01-2)

Possible items to include:	Cost Estimate	Based on Park Plan for:
Youth Playground (ages 5-12)	\$51,454.	So. York Co (Shrewsbury Twp.) (10/25/01)
Sand Volleyball Court (1) (30' x 60', 10' border)	\$ 9,282.	W. Manheim Twp. (8/11/03)
Basketball Court (1)	\$22,311.	Shiloh Hills Park (June 2003)
Tennis Courts (2) (36' x 78' ea. & 12' between, 12' border)	\$44,764.	New Bridgeville (6/5/02)
TOTAL:	\$127,811.	

Additional costs:

Parking – 6-10 cars (possibly on-street if end of cul-de-sac used)
Additional basketball court - \$22,311.
Bike rack - \$375.
Waste receptacles - \$ 350.
Park benches (4) - \$1400.
Portable toilet
Grading, seeding, landscaping
Design & engineering
Site for future utility bldg./restrooms

(See So York Co. Joint Comprehensive Plan excerpt for “Guidelines”—2001)

PROPOSAL #1 (Recommended by Rec Board – April, 2004)–

- Powers Homes donates land sufficient for all items (1 acre +/-) requested + design & engineering.
 - When 40 homes have been sold (2 yr.?) – Powers Homes will install parking area, bike rack, youth playground, benches, 1 basketball court, sand volleyball court, portable toilet, & waste receptacles
 - When 60 homes sold (3 yrs. ?) – Powers Homes will install 2nd basketball court, tennis courts & turn park over to Township for maintenance & control.
- Any further improvements are made by Township.

PROPOSAL #2 (Recommended by Supervisors – March, 2004)–

- Powers Homes donates land sufficient for all items requested + design & engineering of above items.
- Upon final plan approval, Powers Homes pays \$115,000. to Township to use to develop park facilities
(= \$12,400 credit for donated land & park design)

CODORUS TOWNSHIP PLANNING COMMISSION

MARCH 25, 2004

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

An addition to the February minutes 1st page after 6 conditions were met should state that the plan should be signed by the Supervisors.

There was no public comment.

Emma Case represented by Allan Case and Doug Crawford presented the plan and wishes to return the 2 plus acres to tract #67 from tract #66, #66B, which is on the northeast corner of the property.

Brian Martin – Bonnair Road (the old Andre farm). The old trailer is getting in bad shape. They would like to replace it with a new home for themselves. Since it was put there before zoning it is not necessary to subdivide a lot off of the farm.

Mike Larew would like to open a Real Estate office in the old Seitzville Mill (for himself only). This would be allowed as a home occupation. Must meet 614 and 614-2 of the regulation to be allowed.

Preston Beall was present with his subdivision plan for the lot on Ridge Road. E & S was done to the plan. We have a letter for DEP approval. Deb made the motion and Lamar made the second to sign the plan. The motion passed and the plan was signed.

Preston had questions about a snowball stand.

Tony Trost from Powers Homes had a sketch plan for the Bill Forbes farm, 98 acres total for this tract. A total of 182 lots are proposed. Two entrances to the state road are proposed. On site sewage treatment plant is proposed on the northwest corner of the property. There appears to be 6 cul-de-sacs proposed. The subdivision would be done in 4-50 lot phases. A walkway to the ball field was requested. What type of stream crossing would be selected? Valley View road improvements and storm water management were discussed.

Rick Bogart- Codorus Estates. Another party is interested in the subdivision and would like to change the size from 25 ft. to 20 ft. What would they have to do with the plan? Are these changes important enough to require re-submission or not? Preliminary versus final the number of lots would not increase.

The Sewage plant work is to begin next week according to Mr. Bogart.

In the possibility of moving a few lots away from the treatment plant the 25 ft. to 20 ft. size are important points.

A motion was made by Tom and seconded by Lamar that the revisions were great enough to require a new preliminary plan. The motion passed.

Bill Fogle gave the Zoning officers report.

Gill will write a description of what an accessory building is and include it in the minutes. Do the recreation fees need to be raised? Do we support merger agreements?

The meeting adjourned.

Minutes taken by Rick Sechrist.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

FEBRUARY 26, 2004

The meeting was called to order by Rick Sechrist in the absence of Tom Moore. Other members present were Lamar Glatfelter, Richard Masimore, Deb Slawson and Solicitor Gilbert Malone.

The minutes were approved as presented.

Allen Case and Doug Crawford were present pertaining to the possible Emma Case Subdivision. There was discussion about putting the 2 plus acres back to the original tract. Also discussed was the idea of trading acreage to remain in compliance with clean and green, which would mean 10 acres. Another item discussed was selling ground to adjoining property. The end result is the area must be larger than the original tract and it must be contiguous. The Board would support a swap if the area is on poor quality soil.

Matthew and Dawn Shaffers plan to add on to their property some land purchased from P.H. Gladfelter Co. The plan has ground in North Codorus, Manheim and Codorus Townships. Codorus Township has no jurisdiction in this subdivision. The 19 acres in Codorus Township would have 2 dwelling allocations. There was a motion by Deb to approve this plan and a second by Rick. The plan was passed.

Jim Holley representing Codorus Estates asked for the preliminary plan to be approved. The conditions for approval of the preliminary plan are as follows:

1. The preliminary plan needs to be approved.
2. The Township Engineer needs to review the entire plan.
3. No final plan until sewer plant is completed.
4. A development agreement needs to be recorded.
5. The plan needs to be modified showing a walkway for pedestrians.
6. The plan needs to identify owners and have signatures notarized.

A motion by Lamar and a second by Richard to recommend that the Supervisors sign the preliminary plan. The motion carried.

Preston Beall was present about his lot on Ridge Road. County comments are needed and an update. A note is needed on the plan stating that the entire acre will not be disturbed. The topsoil pile needs to be identified. He will come back to a future meeting.

He also wanted to know if he could sell snowballs during the summer at his Pierceville place of business.

He will need a zoning hearing for a small business.

Zoning officer Bill Fogle had questions about a hardship case along Bonnair Road. The hardship involves the use of an accessory building to be used for taking care of a handicapped person. The principal dwelling on the property is not in a condition to take care of this person but the other building is. Rick made the motion to recommend that the Supervisors allow this with a second by Lamar. The motion passed with Deb abstaining. A hardship permit is renewed yearly.

Zoning Officer Fogle asked for guidance on the need for a land development plan for pole buildings.

Gil will check to see if there is some way to circumvent a land development plan for smaller buildings.

Representatives of ATF inquired at the Township office as to whether Wehrlys Auction was allowed to sell firearms? The Township has no restrictions on the sale of firearms.

Irvin Rappoldt had questions for the Board about buildings on a lot without a house. Gil looked in the ordinance. A shed is not a permitted use as a principal building in an agricultural district.

There will be a work night on the comprehensive plan on March 16th at 7:30 P.M.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

JANUARY 29, 2004

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

The minutes of the December meeting were approved as presented.

The Emma Case property was discussed. A site inspection was held in December. The plan was discussed as to how it would work within the ordinance. One lot could be used in conjunction with parcel #47. Could the existing farmhouse be separated on a lot? They were asked to try to determine how much land would be needed and how many of the buildings would be included for a separate lot. Other possibilities were discussed. The possibility of returning a small portion of woodland to its original tract to put the property as it had been. They will return to a later meeting.

Preston Beall was present with his plan for a subdivision along Ridge Road. The lot is one acre and has a deeded right-of-way for the driveway. The plan should show the house location and topsoil pile, and as an erosion control measure the entire acre should not be disturbed. A motion to approve the module was made by Rick and seconded by Lamar. The module was passed and signed.

Vincent Lutter was present. He purchased a lot at Jefferson. It is partially in Jefferson Borough, and partially in Codorus Township. His address would be 53 Berlin St., Spring Grove, PA. He may proceed with his home.

Alinda Breese wants to know if she can have a dog grooming business in her home. She lives on Foxwood Lane off of Tannery Road. The Zoning officer can issue a permit for a Home Occupation.

Brian and Teresa Ensor and Jody Newcomer had questions about the Seitzville Mill. The property had a permit for a ceramic business. Could an antique shop be opened here? Could the house and mill be incorporated into a single dwelling? The property can't have 2 dwellings and the sewer capabilities would need to be checked out. A variance would answer the business uses. Re-zoning would allow 2 dwellings but a variance would be required.

Bill McGrew wants to transfer building rights between 2 properties. They are not in common ownership. The ordinance requires that they be in common ownership for transfer.

How can we improve our ordinance on large animal operations without interfering with state requirements? This will have to be researched.

January 29, 2004

Page 2

Deborah secured material from the county on new mapping techniques.

The zoning hearing of Carl Frahn was discussed. The Planning Commission recommends approval with a limit of 5 dogs and one litter of puppies a year. Noise is also to be controlled.

An extension on the Codorus Estates subdivision to April 14, 2004 has been received.

Solicitor Malone was instructed to research the opinion rendered by the York County Common Pleas in Allfirst Trust Company vs. Zoning Hearing Board of Hellam Township.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary