

CODORUS TOWNSHIP PLANNING COMMISSION MEETING

DECEMBER 8, 2005

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

The minutes were reviewed and the following changes were noted. At the end of Doug Crawford paragraph they can proceed was changed to the Walkers can proceed with perced lots. The James Lentz and Earl Folkenroth was changed to Dale Folkenroth. The Powers Homes preliminary subdivision plan changed to preliminary sketch plan. The minutes were then approved.

Melvin Bricker was present. They feel that they should have another building right. Not according to Township records. They may have allocations on ground that is zoned commercial or residential. The exact acreage will have to be determined.

Allen Case represented by Doug Crawford. County comments were noted. The plan needs to be clarified to show that all building rights have been used. List parcel # and number of buildings on them.

Clark Kraumer re: the Folkenroth plan. The Vance property has 4.8 acres. There were questions about the right-of-way or the driveway proposed for future development. There could be a safety issue on a double driveway, especially at night and, on ordinance issues at the entrance.

Preston Beall was present with a sewage planning module. A motion to pass and sign the module was made by Richard and seconded by Rick. Module was passed and signed. He will need a driveway maintenance agreement. The driveway needs to be improved and widened. The soil type needs to be included on the plan.

Wayne McSherry was present with the Pauline McSherry subdivision plan. The road right-of-way needs to be defined. The property is 26.18 acres after 1 acre is removed. The module was signed having prior approval. The plan needs to be notarized.

Bill Fogle gave his report. Greystone Developers want a meeting with the Township to determine what needs to be done for them to proceed. A meeting will be scheduled when all agreements have been signed. The Board recommended that fines be collected for the illegal work completed.

Powers Homes paid filing fee. The clock starts on December 8, 2005.

The items reviewed on the County comments are noted on the pages of the report.

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Doug Crawford presented the Norman Walker land development plan. A motion to sign the module was made by Lamar and Rick seconded the motion. All voted in favor. Both modules were signed. One for 2 lots along 851 and one for one lot across from his mothers house along Hildebrand Road.

Solicitor Malone's bill for services in 2005 was reviewed and the Board recommends forwarding it to the Supervisors for payment.

The Capezio module was presented. Richard made the motion to pass and sign the module and Rick seconded the motion which carried. The module was signed and it was noted that the property has a failed sewer system.

Cecile Feters gave information from the Sewer Authority and said that the agreement is being signed.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
OCTOBER 27, 2005

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

Melvin Bricker and Doug Sullivan were present. Does Melvin Bricker have any building allocations remaining for his property? Can Doug secure more acreage from Melvin? This can not be done. Can daughter Deb secure additional acreage from Melvin? This is not permitted.

On Melvin's property the last quota was used up in 1984. After researching the map and records it was determined that part of Melvin's property is in rural residential. It must be determined how much land is in the zone to establish a quota.

Doug Crawford was present for a review of the Case subdivision plan. He also had questions about the Bathon property on Sportsman Club Road and Buffalo Valley Road. There seems to be a quota of 2 which would be limited to one acre each. He also wondered about the status of the Norman Walker subdivision. They can proceed.

Helen Wentz has 5 acres in Codorus Township on Narrow Gauge and Rockville Roads (the Hazel Kopp property). She can subdivide up to the Township line. The property is probably less than 7 acres. If a house is to be built a perc needs to be done.

James Lentz and Earl Folkenroth were present with their subdivision plan. There was no module or county comment available. The roadway and right-of-way need to be established. The entire road needs to be included in the right-of-way.

The Coy Thomas, Dan Thomas site inspection would be possible with a transfer of Development right. A driveway permit and wetlands are issues. Rick made a motion to approve the concept if a building right is secured. Lamar made the second. The motion carried. A letter needs to be generated to Coy and Dan informing them of the status.

William Curry has property surrounded by the White Rose Motor Cycle Club property. It has a house with approximately 1 acre. He would like to subdivide. Cannot subdivide because it would leave the residual without a building right. A building right could be purchased.

Worley's Surveyors for the John Owings property at Sticks was present. He would like to add 4 pieces of property on to 3 adjacent properties. He would need merger agreements for all parcels. Deb made the motion to approve the concept subject to the merger agreements, Bill Deal's approval for form B is needed and the plan is to be signed if conditions are met. Rick made the second. The motion carried.

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There were questions about the Creamery. Can it be used as a single family dwelling? Yes if a sewer system can be installed for a single family dwelling.

The Powers Homes preliminary subdivision plan for the Forbes farm was reviewed. Waivers for cul-de-sac design may be needed. The roadmaster and the fire company may want to check the plan.

Bill Fogle stated that Mr. Hofler of Blooming Grove Road would like to clean and repair backhoes on his property (the former Ed O'Conner property). He would have to be 500 ft. from the nearest home and would have to apply to the Zoning Hearing Board.

The Bill Fogle plan for property along Rockville Road was reviewed. Deb made the motion to approve and it was seconded by Tom. The motion carried. The plan eliminated the sewer easement and has a new sewer design on the lot. The plan was signed.

A motion was made by Richard and seconded by Tom to approve the letter of agreement between Codorus Sewer Services, LLC, Jefferson Codorus Joint Sewer Authority, Codorus Township Planning Commission, Codorus Township Zoning Hearing Board, Codorus Township Board of Superiors, Jefferson Borough and individual interveners. Deborah was opposed. The motion carried. The motion was subject to Tom's verification that all changes were included.

Corrections were made to the September 29, 2005 minutes as follows. Quotation marks were added to the second sentence of paragraph 2, page 1 before Tom and after driveway. Quotation marks were added to the first sentence of paragraph 3, page 1 before Deborah and after the word software. The spelling of questionnaire in paragraph 3 line three was corrected. The last sentence of the same paragraph deleted the words between available and computer. On page 3 paragraph 1 the word development in the second sentence was changed to Waste Water Treatment Plant. The minutes of September 29, 2005 were approved as corrected.

The Board needs to get new books printed for planning & zoning. A work session was scheduled for December 6th at 7:30.

The next Planning meeting will be held on December 8th.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
SEPTEMBER 29, 2005

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.

Corrections were made to the August 25th minutes. On the Mike Zeigler paragraph after the last words review this should be added the sentence Tom made a motion to waive the number of homes on a private driveway. Richard made the second. The motion carried.

On page 2 the second sentence, a motion to approve a waiver if the road is up to Township standards was made by Tom and seconded by Richard. The motion carried. The road improvements would need to be made before the second lot is sold, should be added to the 1st paragraph.

On page 2 the paragraph beginning with Deborah should read. Deborah gave a report on a paper from York County Conservation District, entitled Pigs, Parks and Super Stores, a conference on the sustainability of York County. The county sent a questioner regarding GIS needs in the Township. Deborah explained the benefits of the GIS system software available to have all data available for the computer. The minutes were then approved.

Public Comments – Jim Huff has 6 acres along Route 851 at Steltz. He would like to move a storage building closer to his house and add on to the residence. Any addition for a hardship would have to be removed after the hardship no longer exist. He also discussed adding an office to the house. He lives at 5934 Steltz Road.

Tiffany Bullaj would like to subdivide 1 acre along Shaffers Church Rd. The farm has all good Ag ground. The best soil is in the area requested for a building site. The Board suggests a site along Cherry Run Road as close to the 1 acre as possible. It was suggested that Bill Deal be contacted to see if the perc is still good.

Stephanie Cross had questions about the driveway permit. There is not enough site distance along Route 216 and Mummert Road. The driveway would have to be improved but, she would not need a driveway permit. She can include deed restrictions on the type of home going on the lot.

Mike Barlage was present. He stated the neighbors are parking cars on his property. This is Evergreen Lane at the end of Bosley School Road. Parking is illegal on the road right-of-way. The driveway must be 16 ft. wide and mud free. The Supervisors could give a letter to Mr. Barlage explaining that no parking is allowed on the right-of-way. Gil will check if the driveway maintenance agreement has been recorded. Richard made a motion to have the Supervisors deal with the problem and supply a letter to Mr. Barlage. Deborah made the second, the motion carried.

Mike Hester and Pamela Johns, had questions on a driveway easement on Brush Valley Road. More room is needed for a driveway. An easement is needed for a driveway. An easement would work quicker but, that area would cost more to excavate for the driveway. Buying the area would involve several months. The Board would favor the idea of buying .073 acre from Roy Stineburg. The ordinance stipulates limited tree removal. They could do an easement and purchase the parcel later.

Dan Thomas Route 216 and Pierceville Road wants to enlarge his property with land from adjoining property owned by Coy Thomas. He would not be allowed to do this but the ordinance would allow him to purchase a building right from some one in the Township. He would not be able to build a home but, he could build an auxiliary building for storing equipment. A site inspection will be held at 5:30 P.M. on October 19th.

Mark Krebs owns property off of Hildebrand Road. It contains 9.71 acres with a quota of 2. Could the lot be split into 2 equal parts? Another lot in the area has a quota of 2. There would be too many homes on a private road. The driveway would need a 25 ft. right-of-way. A waiver would be needed for the driveway and the number of homes on a private drive. The lots could be 1 one acre lot and the remainder of the property on the 2nd lot.

Wayne McSherry of Ridge Road and Sunny Slope Road was present with a plan for subdivision. One acre would be subdivided from the property of Pauline McSherry. The right-of-way needs to be defined and a planning module is required. The acreage needs to be corrected. One copy needs to go to York County Planning Board. A motion to approve the planning module after it is verified that there was an approved perc test was made by Deborah. The motion was seconded by Tom and it carried.

Preston Beall had questions about putting a driveway along the other fence row for his 2nd lot. The Board would like to have the driveway come off of the other drive in front of the new home. He will need a little extra ground for the 2nd lot but it should not exceed 2 acres. A road maintenance agreement will be required.

The Virginia Parker plan needed to be signed. The plan was not recorded. The Supervisors can take care of this.

Bill Fogle submitted his plan for subdivision. The County comments were reviewed. The changes called for by the County were corrected for the lots off of Rockville Road. An agreement of transfer from the Lucabaugh farm should be drawn up and recorded. Deborah made a motion to pass the plan. Richard made the second. The motion carried and the plan was signed.

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Cecile Feters reported that the Jefferson Act 537 plan has been approved. DEP issued the permit for Graystone Development. Deborah made the motion to have the Supervisors appeal anything in the original permit for the Greystone treatment plant that does not conform to the letter the Supervisors sent to DEP prior to permitting. This should be accomplished within 30 days of September 19th. The motion was seconded by Tom. The motion carried.

Bill Fogle gave his report for the month.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
August 25, 2005

The meeting was called to order with the pledge to the flag.

Members present were: Lamar Glatfelter, Richard Masimore, Tom Moore, Deborah Slawson and the Board Solicitor Gilbert Malone.

The minutes were reviewed and a change was made to the Stephanie Cross section. The last sentence should read the lot could be a little over 1 acre only to accommodate a septic or well. The minutes were then approved.

There were no public comments.

Wendy Meckley was present with a sketch plan for the property owned by her parents. The property has 2 allocations. If the log house is subdivided one lot would remain with the residual. The lot will need 200 ft. of road frontage. It may have to be slightly oversize due to entrance on Water Tank Rd. She was advised to have a perc test made and to return to the Board.

Sandra Hartlaub was present with the final plan along Hawk Hill Road. The county comments were reviewed and a motion was made to pass the plan by Deborah and seconded by Lamar. The motion carried. DEP approved the plan. The module was signed and the plan of Leo T. and Sandra L. Hartlaub was signed.

Mike Zeigler regarding the Young Farm had a sketch plan showing 4 lots in good Ag ground. A waiver would be needed to put lots up on top of the hill on another part of the property. The Board recommended 4 homes on top, one with the existing house and one for the residual. All buildings should be included on one lot. The residual lot was designated for the South East corner along Young Road. He can get the perc test done. The specification for the driveway to the top for access to the 4 homes will be according to Township requirements. There will be a need for water control. C.S. Davidson will review this.

Tom made a motion to waive the number of homes on a private driveway. Richard made the second. The motion carried.

David Dillon, 3632 Ridge Road would like to subdivide a lot between 3572 and 3624. He would be allowed 1 acre on the north side of Ridge Road. The lot should be 1 acre unless sewer would need more due to terrain. He was advised to have perc test performed and return to the Board.

Shelia Moore had a subdivision question. Her property along Fisher road consists of 9 acres and has a quota of 2. A perc can be done but a waiver would be needed for the 2nd house. Lamar will check the road to see if it comes up to minimum standard. A

driveway to the Moore 2nd house will have to have improvement and a maintenance agreement.

A motion to approve a waiver if the road is up Township standards was made by Tom and seconded by Richard. The motion carried. The road improvements would need to be made before the second lot is sold.

Bill McGrew has a property of 26.54 acres. The old Trump Farm. He wants to take a lot off on the North East corner along Snyder Mill Road. This should be okay. He was advised to have perc and survey made and return to the Board with his plan.

Preston Beal was present. The Board invited him to come to the meeting regarding a second lot. The Board had previously discussed this location with Preston. The Board will hold a site inspection on August 30th at 6:30 P.M.

Bill Fogle had a subdivision plan for 1 lot off of Rockville Road with the sewer being on an easement. Deb made the motion to approve the planning module and Lamar made the second. The motion passed and the module was signed.

The second subdivision is 2 lots next to properties owned by Paul Lease and Jeff Miller. Lamar made the motion and Tom made the second to approve the module. The motion passed and the module was signed.

Bill Fogle gave the zoning report.

Deborah gave a report on a paper from York County Conservation District entitled Pigs, Parks and Super Stores. A conference on the sustainability of York County. A meeting to explain Geographic Information Systems. Software to have all data mapped is available for the computer.

A work night was set for September 8th at 7:30 to work on ordinance changes.

Tiffany Bullaj along Cherry Run Road would like to subdivide but, it is unclear at this time where.

The Bartenfelder property, part in North Codorus Township has 2 separate parcels. The Board would not allow illegal subdivision in Codorus Township. The property is off of Green Valley Road. The township does not want the subdivision the way it is shown on the plan. The property is 115.90 acres. Gil will check with the surveyors.

The Creamery is for sale with holding tanks. Restrooms were added since holding tanks were installed. If the property use changes a new permit is needed.

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Cecile Feters reported on a request for permits for 3 developments in Jefferson. She requested that the Planning Commission join in the response to the Supervisors. Deborah made a motion to send a letter to the Supervisors and Tom made the second. The motion carried. The letter will read. Please be advised that the Codorus Township Planning Commission has reviewed the comments in the letter submitted by the Codorus Township Board of Supervisors dated August 24, 2005 and have unanimously voted to join in the comments presented in the at letter.

The Act 537 plan was reported on by Mike Endler.

Lamar reported that George Williams resigned from the Zoning Board. He is moving back to Lancaster County. The Township will be looking for a replacement and an alternant.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
July 28, 2005

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

The minutes were reviewed and the last paragraph on page 1 (section 630 should read section 640). The minutes were then approved.

Public comments – Edward Pope had comments about the Simmons driveway dispute. He was told that this is not a Township matter.

Craig Wilhide voiced problems with a shared driveway along Ridge Road. He purchased the property from Preston Beal. He would like to have the proposed second home located somewhere else on the Beal property. It was suggested that a note be sent to Mr. Beal asking him to contact the Board before he subdivides.

Gene Capezio was present. The perc and probe passed for the site furthest from his home. He was told that he can survey the lot and come back to the next meeting with a subdivision plan.

Wendy Meckley re the George Tracey property would like 2 lots subdivided from the property. The property appears to have 2 remaining allocations. Both properties should be in the same ownership. Wendy was asked to prepare a sketch plan and return to the next Board meeting.

Stephanie Cross has 3.15 acres along Route 216 across from the Amspacher property, 3219 Sticks Road. She would like to subdivide a lot. The property is in rural residential zone. This can probably be done but, the driveway would need an easement. No panhandle lots are permitted. The lot should be one acre or a little over.

They can do a perc & probe and return with a subdivision plan. The existing garage on the saleable lot must not exist by itself.

Mike Zeigler 3839 Ridge Road has 90.97 acres. The former Young farm). He would like to subdivide. A site inspection will be held August 3rd at 7:00 P.M.

Tom Schaeffer 4376 Rice Road had questions about subdivision. He owns 103 acres plus 21 acres in another parcel purchased in 1982-83. He would probably have 4 allocations including the existing house. He was told to get the perc and survey and return to the Board.

Powers Homes representatives were present to review the proposed ordinance with the Board and some changes were noted. Gil will prepare the ordinance with the changes and send a copy to the County Planners for comments. Lamar made the motion and Tom

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made the second to have Gil prepare and advance the ordinance to the county. The motion carried with Rick not in favor. He doesn't approve of the 11,000 ft. part.

Bill Fogle gave his zoning report. He had some questions about a septic easement.

Mike Endler had info about the Jefferson Borough Act 527 update.

The Board discussed the letter from Attorney Marc Roberts concerning the appeal for a special exception for the waste water treatment plant.

An ATV ordinance was discussed and will be continued at the next meeting. The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting

June 20, 2005

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.

A change in the minutes was noted. The David Oplanick paragraph needs to read the 2 springs are the sole waster supply for the farm. The Allen Case paragraph should read driveway needs to be a right-of-way.

The minutes were approved as corrected.

Chris Sellers of Saxinger and Black was present for plan review and planning module. The county comments and comments from C.S. Davidson were discussed. A maintenance agreement for a driveway and drain area and a development agreement would also be required. Storm water management was reviewed by C. S. Davidson. A motion was made to pass the planning module by Rick and seconded by Richard. The information was filled out on the form and it was signed by Tom. All were in favor of the motion. Fees and bonding need to be established.

Diane Masimore would like to subdivide 1 acre from her property of 16.232 acres along Miller Road.

Sandra Hartlaub wants to subdivide 1 acre along Hawk Hill Road. The wooded area across the road should remain with the farm. A motion to approve the planning module was made by Deborah for lot #2. Lamar seconded the motion. All were in favor and the module was signed.

Powers Homes representatives were present to review proposed changes to section 650 of the ordinance of reduced impact single family developments. The will revise their proposal and submit a copy to Solicitor Malone. He will review it and forward to the Township.

Zoning Officer, Bill Fogle gave his monthly report. A sight distance chart from Jackson Township was reviewed. He is trying to establish a chart that would be suitable for Codorus Township.

A proposed ATV ordinance was discussed.

The Walker research is not conclusive as to total acreage. A site inspection was held. The area along S.R. 851 near Hildebrand Road across from Bosley School Road would probably be okay for home sites. The area on the South side of Hildebrand Road approx. 2 acres needs to be determined if it holds separate allocation. The area across from the farm house should be okay for a dwelling.

There was a question about allocations for the Curry property. There are no remaining allocations.


Cecile Feters gave an update on the Sewer Authority.


The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Section 640 Reduced Impact Single-Family Developments

- A. Reduced impact single-family development shall be permitted in the Rural Suburban Residential (RSR) zoning district and shall be subject to all of the requirements of this District except as specifically modified herein. All development plans for reduced impact single-family development shall be served by public water and public sewer. No dwelling shall be occupied unless it is served by public water and public sewer.
- B. To be eligible for development as a reduced impact single-family development:
1. The tract of land to be developed must include a minimum of ten (10) acres of contiguous land under common ownership or common equitable ownership.
 2. At least five (5) percent of the total tract area shall be preserved by the developer as "usable" land to be dedicated to the Township, a homeowners' association incorporated under the laws of the Commonwealth of Pennsylvania, or an incorporated non-profit organization experienced in the ownership and maintenance of open spaces.
 - a. For the purposes of this requirement, usable shall be defined as land that is capable of supporting construction of active and passive recreational facilities, structures, and paved surfaces in compliance with Federal, State, and Local regulations.
 -  b. No portion of the usable land shall be encumbered by 100-year floodways, wetlands, or steep slopes (contiguous areas in excess of ¼ acre with slopes exceeding twenty-five percent). However, usable land may include 100-year floodplain areas.
 - c. The usable land may be developed as recreational facilities for the benefit of those living within the development or the land may remain as open space.
 3. At least ten (10) percent of the total tract area (exclusive of the five (5) percent usable land required in paragraph 2 above) shall be preserved by the developer as open space.
 - a. The open space land shall be placed under restrictive easement or deed covenant on individual lots, owned and maintained by a homeowners' association incorporated under the laws of the Commonwealth of Pennsylvania, or owned and maintained by an incorporated non-profit organization experienced in the ownership and maintenance of open spaces.
 - b. Every effort shall be made to incorporate significant stands of mature trees within the open space area.
 - c. The open space land may include 100-year floodways and floodplains, wetlands, steep slope areas, and stormwater management facilities.
 - d. No portion of the open space land may be built upon by individual lot owners.
 - e. All open space areas shall be encumbered by a restrictive easement and/or deed restriction which restricts future development of the open space.
 - f. Earth moving and disturbance may only occur within the open space areas during installation of the public improvements required for the development.

4. No more than fifty (50) percent of the proposed building lots shall be less than the minimum lot area required by Section 523(1) of this ordinance.
- C. In addition, subject to approval by the Township, the applicant can include proposed parklands to be dedicated to the Township within the preserved lands if such parklands comply with the following:
1. The parkland site shall be located and designed so that safe and convenient access shall be provided to all existing and proposed inhabitants. Additionally, each parkland site shall have at least one (1) area available for vehicular access that is no less than twenty-four (24) feet in width (road frontage).
 2. The parkland site shall be sized and configured so as to accommodate its intended uses. Sufficient lot width/depth dimension shall be provided so as to accommodate ball fields, courts, and other open play areas. Furthermore, should a development be proposed at a location contiguous to an existing park, parklands should be provided, where practical, as an expansion of the existing facility.
 3. At least fifty (50) percent of the parkland site shall have suitable topography and soil conditions for use and development as active play areas and shall, after grading by the developer, not contain slopes exceeding thirty-three (33) percent.
 4. No more than twenty-five (25) percent of the parkland site shall be comprised of floodplains or stormwater management facilities. Any unimproved site which is not wooded shall be provided with a healthy, vibrant grass ground cover.
 5. The parkland site shall be located and designed to conveniently access proximate public utilities (e.g. sewer, water, electric, etc.). However, no part of any overhead utility easement or any above ground protrusion of an underground utility should be permitted in active play areas of the site.
- D. The following bulk regulations shall apply to reduced impact single-family development (exclusive of paragraph 4 above). Bulk regulations not listed shall be those required by Section 521 of this ordinance.
1. Minimum Side Yard for a principal building – 10 feet
 2. Maximum Building Coverage – 20% for those lots greater than or equal to 15,000 square feet and 25% for those lots less than 15,000 square feet
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Codorus Township Planning Commission
May 26, 2005

The meeting opened 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 reviewed. The last paragraph on page 2 needs to be changed to Hawk Hill Road instead of Snyder Road.

March 2nd minutes need to be changed David Oplanick next to the Forbes property. The spring is the sole source of water to the farm and the retention basin on the south side could cause damage to the buildings should it fail.

Virginia Parker got the lot size reduced to 2 acres. Were the county comments back for the module for lot 2? The plan is to be signed contingent on DEP approval. A motion was made by Deborah and seconded by Lamar. The motion carried. A driveway easement should be given between lots 2 & 3. The plan was signed.

Marlyn Staugh and Dale Fokenroth had questions about the need for subdivision. It is zoned Rural Residential. They want to take a 1 acre lot off. It needs to go through subdivision. There is one deeded piece that is 155 perches = 42198 sq. ft. which is over the 40,000 sq ft. which is required.

Allen Case had subdivision questions. He wants to buy his mothers farm. He wants to subdivide his mother's house and some buildings and approx. 10 acres. This should work out okay but the driveway needs to be a deeded right-of-way.

Hazel and Norman Walker have 131 acres along S.R. 851 and Hildebrand Road. There is a possibility of 3 lots if the property is over 130 acres. They would like to build a home on land purchased from Helen Walker. The new home would need a subdivision plan. Gil will research the other acreage to determine the correct acreage. A site inspection will be held on June 16th at 7:30 P.M.

Judy Feeser owns 2.261 acres in Rural Residential zone of Shaffers Church Rd. It would be allowed 2 lots after approved perc & probe.

Jeff Powers and Toby Bonitz of Powers Homes were present to discuss the zoning amendment. They propose about 17 more homes and would provide larger rec. area. They will check back at the next meeting. A workshop evening will be scheduled for June 16th after site inspection.

David Oplanick expressed concern about having a buffer established between the development and his property.

May 26, 2005

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Bill Fogle gave his report. He had questions about a double hardship.

Bill would like to subdivide 2 lots from his property. Should be okay.

Section 202 of Land Development Ordinance was reviewed. A motion was made by Deb to recommend the ordinance change to the Supervisors for their approval. A second was made by Lamar and the motion passed.

Michael Endler will be the new representative from C.S. Davidson.

Cecile Fettes had information on the sewer plant and the act 537 plan. Some of the Codorus Estates development is in the Ag zone.

A motion was made to raise the rec. fee to \$1500 and recommend that the Supervisors consider this. The motion was made by Tom and seconded by Richard. The motion carried.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF CODORUS TOWNSHIP AS ENACTED ON SEPTEMBER 2, 1972 AND AMENDED ON OCTOBER 12, 1977, DECEMBER 10, 1986, JUNE 8, 1988, AUGUST 9, 1989, SEPTEMBER 13, 1995, JULY 9, 1997, JANUARY 10, 2001 AND AUGUST 11, 2004.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Codorus Township, York County, Pennsylvania, that:

I. Section 202 of the Subdivision and Land Development Ordinance of the Township of Codorus is hereby amended to delete from the definition of "land development" subsection (3)(ii) and to substitute therefor the following:

(ii) The addition of an accessory building or buildings provided:

(a) such building or buildings will be used exclusively in connection with the agricultural use of the property; and

(b) the cumulative square footage of ground floor area of the proposed building or buildings and all other buildings is less than 5,000 square feet more than the square footage of all buildings located within such tract, lot or parcel on September 13, 1995.

(iii) The addition of an accessory building or buildings provided:

(a) such building or buildings will not be used exclusively in connection with the agricultural use of the property; and

(b) the cumulative square footage of ground floor area of the proposed building or buildings and all other buildings is less than 1,000 square feet more than the square footage of all buildings located within such tract, lot or parcel on September 13, 1995.

II. Section 509 of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to the following words and numbers: "one thousand (\$1,000.00)" and to substitute therefor the following words and numbers: "one thousand five hundred (\$1,500.00)".

ORDAINED AND ENACTED by the Board of Supervisors of Codorus Township, York County, Pennsylvania on the ____ day of _____, 2005.

ATTEST:

CODORUS TOWNSHIP BOARD
OF SUPERVISORS

Secretary

By: _____
Chairman

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Codorus Township Planning Commission

April 28, 2005

The meeting opened with the pledge to the flag. The minutes were reviewed and a change was made on the 2nd paragraph of page two. 5040 should be 504. The minutes were then approved.

There were no public comments.

Virginia Parker owns 51 acres on Roser Road. She wants to subdivide the old farm house and buildings. 3.274 acres are proposed. 2 acres is the maximum size allowed. She could purchase a building right to use for an oversize lot in the Ag zone. She could transfer a lot from her parent's property. The planning module can be acted on. A motion was made by Lamar and seconded by Rick. The motion was passed and the module signed.

Kim Erdman had questions about purchasing property from Rene Debrander. The property is in Ag preservation and probably not available. There is not enough room available around the house. The lot across the road would be a possibility but the two properties would need to be deeded jointly.

Irvin Rappoldt had some concerns and comments on the Zoning Ordinance. He wanted to know if the Township can recover some of the money from zoning hearings. Solicitor Malone recommends that a fee schedule be set up to help the Township with hearing expenses. Criteria would be set up to determine if a hearing is needed for a home occupation.

Bill Fogle gave his zoning report. The Strausbaugh Body shop is to be sold. It has an upstairs apartment. Can it remain? If it was there before zoning it can remain.

The Township needs a permit criteria for people to be allowed to set off fireworks.

The Board recommends a case by case review by the Supervisors.

A report on the Zoning hearing stated that the carport along 516 and Glen Echo Rd. must be moved. The trailer at Boondocks can stay.

The definition of kennel was discussed.

The sign ordinance requiring them not to exceed 9 sq. ft. actual sign size was discussed. It was suggested that this be raised to 12 sq. ft.

In a commercial district having 2 signs, 1 on the wall and one free standing was discussed. It was suggested that 2 of the same be allowed. The ordinance needs to be looked into in this area.

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Cecile Feters commented on CFR Development Inc. Rene DeBrabander has acquired Codorus Sewer Services. She also reported on the status of the Act 537 plan.

The site inspection for Leo Hartlaub's property along Snyder Rd. was given by board members. One lot would probably work on the North side of Snyder Rd. and on the East side of Hawk Hill Rd. The 2nd lot probably would work on the South side of Snyder Rd. near the curve.

The Capezio site was discussed. 2 sites were looked at. The 1st choice would be next to the Brown property. The 2nd near the barn. They will do a perc test to see what works.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
March 31, 2005

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

The minutes were reviewed. The paragraph when parcels are in common ownership should include (and contiguous). Next paragraph should read (stream restoration) instead of stream refractions. The minutes were then approved.

Public Comments - Mr. Bradfield made some comments about the Young Farm on Ridge Road. He is concerned about the transfer of building lots. The property contains 93 acres and 2 rights are probable. There were 83 acres and 10 more bought after 1974. The property must be researched and the proper allocations established.

Mr. Capezio was present. He would like to subdivide one acre off of 13.31 acres. A site inspection will be April 5th at 6:30 P.M.

Jerry Jones had remarks about the farm buildings on the property the Township purchased for a Recreation area. He would like to purchase about 5 acres with the house. He would have to use one of his building rights for the house. Supervisor Lamar Glatfelter said that he is not in favor of selling any of the property. The transaction would be possible but would have to be approved by the Supervisors.

Ann Corum made some comments on road counts and how new building will affect local traffic. She suggested that the Township research this approach to curb rampant new construction.

Mike Myers had information and expressed concerns about run-off expected from the development of the Jones property.

Chris Sellers had plans showing how water run-off would be taken care of. County comments are not yet back for the Catholic Valley Subdivision. She was told to make sure that the Township engineer sees the plan and bring it back to the Planning Board.

Preston Beall had questions about subdividing another lot. Where can he locate the second lot? He should be able to have 1 acre up along the road.

Steve Webster had questions about his property in Brodbecks. The lot that used to have a trailer home on it. He could probably replace it but would probably not be able to utilize the same area due to conditions needed for proper sewage disposal. He also wondered about tax relief. He could combine the properties on one deed with a letter from the Township.

Zoning Officer Fogle gave his report of permits and violations.

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Lamar stated that he met with Soil Conservation personnel about the Glen Echo and Jefferson Road flooding problem.

Tom Gilbert on Buffalo Valley Road and Green Valley Road wants to buy 3 acres to join to his property and transfer a building right. This would not be allowed. Item 5040 in the Zoning manual does not permit this.

Solicitor Malone reported on legal action about the restrictions to the Graystone Development.

Cecile Feters commented on the Act 537 plan.

A motion was made by Lamar to have Solicitor Malone send a letter in support of the Act 537 plan to the Jefferson Borough. The motion was seconded by Richard. The motion carried.

Tom made a motion that the Supervisors appoint Deborah Slawson to another term on the Board. Richard made the second. The motion carried.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
March 2, 2005

The February 24th meeting was postponed due to snow.

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

A change was made to paragraph 3 in the minutes. Should read – the subdivision and Land Development ordinance was discussed regarding square footage requirement and cumulative impervious surface area. The minutes were approved as corrected.

Sterling Lucabaugh had questions about the amount of building rights for his father's farm. The remaining farm has a total of 3 including the existing farm house. When the first farm was sold the building rights went with the remaining farm in order to separate the 2 farms as per zoning regulations. Sterling owns 11 acres which joins John's Farm and has two allocations.

The minutes of August 26 were not officially approved in September. A motion was made by Deb to approve these minutes. The motion was seconded by Tom. The motion passed.

When parcels are in common ownership allocations may be transferred. Buildings must be placed on poor quality soil.

Owen Shuegard had questions about the Seitzville Mill property. The Township has no means to establish property lines. There were questions about stream refractions. Deb furnished some information on this.

Lisa Zartman had questions about a zoning hearing application for a variance. The trailer in question was to be removed when the addition to the Boondocks was expanded. It was never removed. A new trailer was put in and they were instructed to remove it. Attorney Malone stated that this is a legal matter that must be cleared up. The zoning hearing board will have to decide. The Township may be banned from taking legal action for removal due to the length of time that the Township did not enforce the ordinance.

Larry and Kim Davis were present regarding the former Gardener's Garage property. He would like to have the property re-zoned for commercial. A sprinkler service is the business in the building, but he now restores cars in the building also. The board does not like to spot zone in the Township. He would like to erect a building. He can erect the building as long as set back rules are followed.

Skip Lentz had questions about their property on Sunny Slope Rd. Part of the property is in Rural Residential and part is in the agricultural zone. There would be probably 1 in the agricultural zone and in the rural residential zone as many as the acreage will allow. A

private road only allows 3 homes. They can build one house without subdivisions but any more will need a plan.

Josh George of Power Homes had a concept sketch plan for the former Forbes property. It shows the possibility of almost 200 homes. It will require some waivers. It may also require a home owners association to be established. There are dimensional problems on some lots: Lot width and depth ratio and double frontages. There were street design concerns and intersection placement concerns as well. Deb made the motion to recommend the waiver requests be allowed by the supervision A through F. Rich seconded the motion.

SALDO Waiver Requests

- a. Lot width to depth ratio (section 609.c) 7 lots affected (127,128,98,99,100,101,102)
- b. Through lots (Section 610) – 3 lots affected (126,127,128)
- c. Minimum centerline radius (Section 700) – Min. design = 100' at all locations
- d. Minimum tangent between curves (Section 700)
- e. Street separation distances (Section 704)
- f. Slope of banks (Section 713) – All @ 2:1 (subject to geotechnical study)

David O'Planick expressed questions and concerns about the Forbes Farm development.

Sandy Hartlaub had questions about their Snyder Rd. property. They would like to subdivide 2 lots along Hawk Hill Rd. A site inspection was scheduled for March 8th at 5:00 P.M.

Jeff Shue presented information on storm water management.

Zoning officer Fogle had questions about land for church construction along Nafe Sawmill Rd. Area in question has good soil quality. He also had questions about Virginia Parker's request for a lot along Roser Rd. Due to buildings locations and the topography this should be ok.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
JANUARY 27, 2005

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

The minutes were approved as presented.

There were no public comments.

Shirley Simpson regarding Linwood and Bonnie Jones subdivision was present for information. The area is zoned rural residential. The plan would need contour lines, perc tests, home location and well site. The plan was not submitted. The flood plain should be shown. The plan appears to be okay if above items are included.

Christine Sellers representing Saxinger and Black regarding the Jones property along Catholic Valley Road. This would be a 4-lot subdivision. There is a problem with the driveway to lot #4. It does not have 200 ft. of Road frontage. It would need a 50 ft. right-of-way. Can she make a request for a waiver for section 602A II a? There would be 3 lots without a waiver. A development may not have more than 3 lots if there are private drives.

There was a motion by Tom that recommends the Supervisors grant appropriate waiver to 602A II a. This will include the south side which limits 3 lots to have a private road thus permitting 4 lots on each side of Catholic Valley Road following design recommended by Rick Sechrist. Rick seconded the motion with Deborah voting no. The motion carried.

Zoning Officer Bill Fogle gave his monthly report. Virginia Parker wants to subdivide and needs more than 1 acre due to topography and lay out of buildings on the site.

There was a report on the wastewater treatment plant. There was a motion by Rick and seconded by Richard to concur and support the letter from C.S. Davidson to DEP. The motion passed. A separate letter will be forwarded by the Planning Board.

The storm water management ordinance was discussed. A motion by Tom and seconded by Deb to have Gil make improvements to the ordinance. The motion carried.

A work session was suggested to work on Storm water Management with C.S. Davidson Engineer Jeff Shue. Nights suggested were Feb 10th, 15th or 17th.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary