

Codorus Township Planning Commission Meeting

December 14, 2006

Rick Sechrist in the absence of Tom Moore called the meeting to order. Other members present were: Lamar Glatfelter, Richard Masimore, Solicitor Gilbert Malone, Deborah Slawson and C.S. Davidson representative Mike Endler.

The minutes of the previous meeting were approved as presented.

Irvin Rappoldt had discussion about the lot to the rear of the former Elwood Beaverson property at Sticks. He suggested access to the area from the side of the front portion of the property to route 216. Access to 516 would not work. The rear lot only has 145.66 ft. of road frontage. This will not work for another building lot.

Doug Crawford had the planning module for the LoPiccolo 4 lot subdivision along Brenneman Road. Lot #1 is not wide enough. A motion was made by Deborah to approve the module for the 3 lots. Richard made the second the motion passed. The drawing can be adjusted to keep in compliance with the ordinance.

The Kevin Mummert plan was reviewed. It needs roadways put in or bonded and a maintenance agreement before building permits can be issued. A motion was made for module approval by Deborah and a second was made by Lamar. The motion passed.

Doug Sullivan was present with the Melvin Bricker sewage planning module for lots 2, 3, & 4. Deborah made the motion to approve the modules subject to the signature of the Sewage Enforcement Officer.

Rob Wood was present regarding the Gladfelter farm. Mr. Seelig is interested in approximately 33 acres. What is the maximum amount that the church could purchase? They could increase their property to a total of 3 acres.

Representatives from St. Jacobs Stone Church were present along with counsel. They are interested in approximately 10 acres across the road from Friendship School. Part of the area would be the Tony Heitz property and the remainder from the Winemiller property. The property has been tested by an independent soil scientist. The second plan is better than the first one. The Board would like to have the proposed area in poorer quality soils. They will return to another meeting.

Rick Bogart was present with the revised Phase II preliminary subdivision plan for Codorus Estates. He would like to have approval by the Supervisors. Everything should be okay as verified by C.S. Davidson. Evidence is needed from DEP that the sewer treatment plant is okay. Bonding for the plant removal is being worked out. All fees must be paid before final approval. Rick made the motion to approve the preliminary plan. Richard made the second. The plan was signed.

The Vance, Folkenroth roadway is still not correct.

The bill for Solicitor Malone's services for the year 2006 was presented to the Board. The total was \$7,789.38. A motion was made by Richard to recommend payment by the Supervisors. Deborah made the second. The motion passed.

Bill Fogle gave his report.

Tom will send a letter to the Zoning Hearing Board recommending that the Davis variance request be denied.

Codorus Estates will build a model home.

Bill Fogle will start enforcing the sign ordinance.

The meeting adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION MINUTES
OCTOBER 26, 2006

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

John Owings had questions about the property at the corner of Sticks and Lineboro Road. A zoning hearing would be needed to operate a small business on the property.

A motion to grant conditional approval on the Power preliminary plan was made by Richard and seconded by Tom. The conditions being: E & S approval, stream crossing permit, state approval and construction, a development agreement, payment of recreation fees and filing fees. The motion carried. This item was voted on at the September meeting.

The minutes of September 28th were approved as corrected.

The Chilcoat and Peters farm only has one building right left. There are 2 unused lots. One must remain with the residue.

Bill Fogle reported on the sewer treatment hearing. It was approved with no conditions noted. What would prevent the Sewer Authority from adding more lines? Conditions need to be put on the pump station.

Bill gave the Zoning report.

The comprehensive plan was discussed. The Board will look for more information to arrive.

Fees related to the ordinance need to be studied.

Charges may be changed by Resolution or by Ordinance.

The Bill Vance proposed sketch plan was reviewed. It does not comply with the Township ordinance. We need a formal plan showing the proper road right-of-way. The sketch plan only shows a 12 ft. right-of-way.

The next meeting will be held December 14th.

The meeting time for 2007 is 7:00 P.M.

The meeting adjourned.

Respectfully submitted,
Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
September 28, 2006

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

Members present were Lamar Glatfelter, Richard Masimore, Tom Moore, Deborah Slawson, Solicitor Gilbert Malone and C.S. Davidson representative Mike Endler.

A spelling mistake was corrected on the minutes. The Mummert paragraph should read farm of 94 acres. The minutes were approved.

The Wade Reed subdivision plan was approved on a motion by Richard. A second was made by Deborah. It was then signed. The plan needs to be notarized.

Denise and John Inch were present with their subdivision plan. County comments were reviewed. The Planning module isn't finished yet. A motion was made by Lamar and a seconded by Tom to approve the plan subject to DEP action on the module. The motion passed and the plan was signed.

Edward Kallas was present with his subdivision ideas for his 40 acre farm along Snyder Mill Road. He would have 2- 1 acre lots.

The sketch plan seems okay. He was given tentative approval to proceed with perc and to prepare plans.

Sid Krebs, Jason Baer and Jeff Beaverson were present representing St. Jacobs Lutheran Church. They are interested in purchasing land from the Dean Winemiller farm along Fair School Road. The soil quality for the requested area seem to be of too good a quality. The zoning ordinance would not allow a church to be erected on this site.

Rick Bogart representing Codorus Estates was present. Phase II of the plan was reviewed. Storm water & erosion control issues will be dealt with.

Some lot grading configuration on 1 lot may change. (The preliminary plan is locked in and nothing can be changed). They seek conditional approval and everything would be okay before the Supervisors sign the plan. The recreation area is being eliminated so the fees are being paid instead. The developer agrees to install street lights. All sanitary sewers and manholes would be dedicated to the sewer authority. Sewage would be eventually diverted to the other treatment plant and the first plant eliminated. This is not a part of the original plan. A special exception is needed for the sewer plant. Conditions for signing the plan: Storm water management approval, ENS approval, lot layout finalized. The plant has to be completed and approved for operation, improvements bonded or completed. The home owners agreement must be finalized. Rec. fees and review fees must be paid. It must contain a notarized signature.

Conditional approval was given on a motion by Tom and seconded by Richard.

The Powers Homes preliminary plan was reviewed for conditional approval. It contains 189 lots. They are working on erosion control. A waiver will be needed for minimum sight distance and sage curves. The reason being night time vision at intersections. A motion to recommend waiver approval was made by Deborah and seconded by Lamar. The motion carried.

A motion to grant conditional approval was made by Richard and seconded by Tom. The conditions being:

Zoning Officer Bill Fogle gave his report.

The price of subdivision fees was discussed. They should cover legal and engineering expenses.

Lamar suggested possibly starting meetings at 7:00 P.M.

The remaining lots on the Chilcoat & Peters farm were discussed.

The Blinke property remaining lots of 2 were questioned.

A neighbor of the Powers development expressed concerns about possibility of loosing her water supply when excavation takes place.

The module of a 2 lot subdivision of Michael Groff was approved and signed following a motion by Tom and a second by Richard.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
August 31, 2006

The meeting opened at 7:30. Members present were Lamar Glatfelter, Richard Masimore, Tom Moore, Deborah Slawson, Solicitor Gilbert Malone and C.S. Davidson Representative Mike Endler.

There was discussion about the procedure for the application for the Waste Water Treatment Plant. It was noted that the access issue has not been settled. This should be resolved before the hearing. Deborah made a motion to recommend approval for a special exception. Lamar made the second. The motion carried.

The minutes were reviewed. The McClelland paragraph was not correct. There were questions on the Ed Hengst paragraph. Nothing was approved yet.

Doug Sullivan and Melvin Bricker were represented by Attorney William Hoffmeyer. There were questions about parcel 90 tract #2. They feel that this tract has 1 allocation. The question of how many acres were owned in 1974 needs to be known. The attorneys will discuss this problem.

Denise & John Inch want to subdivide lot #2 .92 acre from lot #1 92.6 acres. The plan was presented for module approval. Richard made the motion. Deborah made the second. The module was passed and signed.

Kevin Mummert had some subdivision questions. He owns the former Millard Mummert farm on 94 acres. Gil will check on the quota. The best location seems to be along the boundary of the property off of Mummert Road.

Ed Kallas had questions on subdivision for property along Snyder Mill Rd. near the Rifle Club. The property was 40 acres in 1973. Should be 3 rights total. He is checking his options for using lots. He will return at a future meeting.

Anthony LoPiccolo owns 82.439 acres along Brenneman Road. The property has 4 allocations. He would like to take 3 lots on Brenneman Road. Each lot would be one acre. He can perc and prepare a plan. Should return with sketch plan before final subdivision plan is prepared.

Rene DeBrabander of Codorus Estates was represented by Jim Holley. York County comments were discussed and they will comply. The Board needs to know if any changes are to be made on home owner's association agreement. 108 homes are proposed. C.S. Davidson's comments were discussed.

A motion to approve a special exception for a pump station at the site near the sewer plant was made by Deb and seconded by Tom. The motion was subject to the Planning Commission reviewing the application prior to the hearing. The motion carried.

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John Myers subdivision plan at Eagles Landing was reviewed. The DEP planning exemption module was presented. A motion to sign the module was made by Deb and seconded by Richard. The motion passed. York County comments, the driveway maintenance agreement, storm water E & S will be dealt with. They will send an approval letter to the Township.

Bill Fogle gave the Zoning report.

The Wachter farm was discussed.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
July 27, 2006

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

An executive session took place prior to the scheduled meeting to discuss proposals related to a law suit.

The minutes were approved as presented.

The McClelland plan was reviewed. The driveway agreement is not correct. There was a motion at the last meeting to sign the plan. The plan was signed.

Doug Crawford was present with the Bathon plan. County comments were addressed. There was no module returned. The rec fee needs to be paid. The plan needs a notary seal. Richard made a motion to pass the plan subject to the 3 above stipulations. A second was made by Deborah. The motion passed. The property has 1 remaining allocation.

The minutes from June 29th state, no more rights remain. This will be verified by Gil who will check the deed for proper quotas.

William & Tracey Kerr were present. They want to subdivide the log house from the property owned by George Tracey. They presented a sketch plan. The acreage estimated to be 1.3 acres. The request for subdivision and set back distances were discussed. Form B would be needed. They were told to contact a surveyor and return.

The Wade Reed subdivision plan was reviewed. A PND1 search was done and some of the area was found to be a Bog turtle habitat. He was advised to double check for his clean and green qualifications.

Denise and John Inch had subdivision questions on the Brenneman Farm on Krebs Road. They want to build a home. The perc test is done. The farm is 92 acres and has 4 rights. They can do a land development plan or a subdivision plan.

Dan Thomas had questions about a long term land lease. He needs access across a neighbor for a proposed building on his own property. He should not do a long term lease for a building but, it may be feasible for a driveway. He could have a deeded right-of-way.

Monte Penn was present. He would like to attach some acreage to his property. Both parcels join. He needs to have a survey made with the farm house being on one acre. This should be okay.

David and Craig Blinke were present. They have 1 right remaining on their 60 acre Catholic Valley farm. The house needs to be located on an approved site. They may have to relocate the area for subdivision. They can sell the property with the lot but the new owner must contact the Township before building.

Ed Hengst from Hill and Dale Road wants to build a garage. He needs more land to build. He wants to buy $\frac{1}{4}$ to $\frac{1}{3}$ acre. The ordinance requires $\frac{1}{2}$ acre. He will check to see if this is possible and return.

Irvin Rappoldt had questions about the Folkenroth & Vance properties. He presented plans as an example that were approved for him on a development. He suggested that maybe Vance and Folkenroth would put in a road to Township specifications as a possible end to a law suit. He was told that this would not work.

Ken Holcomb had some subdivision questions. He plans to buy the Dale Mummert property next to the former Dehoff farm. It is along Fair School Road and is 63 acres. A site inspection will be held on August 2nd at 6:30 P.M.

Bill Fogle gave his zoning report. There are 3 violations that will be going to court.

Cecile Feters presented information on reviewing the Township Comprehensive plan. A date and time of September 14th at 7:00 P.M. was set for a work session.

A motion was made by Tom to approve the following statement pertaining to a proposal from Bill Vance which was acted on in executive session. Richard Masimore seconded the motion. The motion carried.

In the absence of a proposed subdivision plan meeting ordinance requirements and an application for a modification or waiver under section 903 from the provisions of section 602 (A) (2) (B) of the ordinance the Planning Commission is unable to recommend approval of Mr. Vance's request to approve subdivision of his property.

Information on access to the Powers Sewage Treatment plant was discussed.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
June 29, 2006

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

The May minutes were corrected. The McClelland paragraph should read as follows. Kirk and Ruth McClelland were present requesting passing of the sewage planning module. Rick made the motion to approve the module. Deborah made the second the motion passed. The module was signed for the 3 lot subdivision.

The Shawn Greer paragraph, 3rd sentence should say. It could have a one acre lot and the residual would be the second lot. The minutes were then approved as changed.

Solicitor Malone has researched the Bartenfelter plan. There are 2 illegal subdivisions in both Townships.

Clark Craumer was present with the Folkenroth subdivision. 1) The driveway agreement needs to be recorded for the subdivision. 2) Item #9 in the notes needs to be deleted or should Vance name be dropped? The driveway should be installed rather than bonding the construction. The Planning Commission would like to see the driveway agreement. Mr. Craumer is going to see if Folkenroth has a copy.

The McClelland subdivision. The comments were addressed from DEP. The mylar copy was not here. A motion was made by Tom to approve the plan. The second was made by Lamar. The motion passed. The plan will be signed at a later meeting.

The Wade Reed subdivision plan was reviewed. The plan should state, no more building rights. The owners must sign. County comments must be reviewed. Lamar made a motion to approve the planning module. Richard made the second. The motion passed. The module was signed.

Tracey Kerr wants to subdivide the log home owned by George Tracey. It should be as near to one acre as possible. The Board suggested doing a sketch plan and coming to a later meeting.

The Bartenfelders were present. The parcels need to be deeded showing #28 and #28C as one. The Board will give conditional approval on a motion by Richard. A second was made by Rick. The motion carried and the plan was signed.

Michael Groff had some subdivision questions about his property along Route 616. He owns 6.3 acres which is zoned rural residential. He would like to subdivide. It should be okay to proceed. He has the perc test. Tell surveyor to use road as divider.

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Doug Crawford presented a plan for the Georgia Bathon farm along Sportsman Club road. There are no more dwelling rights remaining after these 2 are separated.

Hunter Elliott would like to trade some property with the Bathon farm. The purpose being to allow construction equipment to get to the rear of the Elliott property. They would have to work out a deal with the Bathons.

Bill Fogle gave his report. The Dillon property has 2 dwellings and one more right.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
MAY 25, 2006

The meeting opened with the pledge to the flag.

Members present were Rick Sechrist, Lamar Gladfelter, Richard Masimore, Tom Moore, Solicitor Gilbert Malone, Deborah Slawson and C.S. Davidson Representative Mike Endler.

The minutes of the April meeting were reviewed. In the Darrell Byrant paragraph on lot should read one lot. The minutes were then approved. There were no public comments.

Jon Myers from Catholic Valley Road Eagles Landing Development. A waiver for 4 lots on a private drive has been granted. Perc test information is needed. Some changes may be forthcoming. County comments were received. Most comments have been addressed. They still plan on having 4 lots. More information will be coming at a later meeting. They are trying to retain the same design. He will return next month. Rick reminded Jon about the possibility of a swale along the property boundary and possible language on the plan to keep them in place.

Kirk and Ruth McClelland were present requesting passing of the sewage planning module. Rick made the motion. Deborah made the second the motion passed and the modules signed for the 3 lot subdivision.

Thomas and Nancy Bartenfelder were present. The plan shows an illegal subdivision. Two parcels need to be shown as one. Part of the property is in North Codorus Township. Parcels 28 and 28C need to be deeded together. Gil will research how this happened. The land in Codorus Township needs to be combined on a single deed. If the plan shows 2 parcels together the Supervisors may approve the plan. The Board will recommend conditional approval if changes can be made before the Supervisors sign it. A motion was made to this effect by Rick and seconded by Richard. The motion passed.

Shawn Greer had questions about the Dillon property of 33 acres. The farm has one right and one for the existing house. It could have on one acre lot and the residual would be the second lot. Transfer of a building lot is a possibility for a larger lot. An area missing on the plan needs to be researched. The area at the East end of the property is owned by Thelma Campbell.

Powers Homes had their preliminary subdivision plan for Hills at Valley View Development.

Mike Endler feels that County Conservation District comments should be back before the board signs the plan.

Phase 2 plans were looked at. Mike had some comments on: lack of sidewalk access to some homes. This would not be a problem.

May 25, 2006

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Waivers for lots 34, 54, 64 are within the 40 ft. of the right-of-way of an intersecting street. Tom made the motion for the above waiver and Deborah made the second. The motion carried. No action needed for storm water.

The ATV ordinance needs more work. It needs to include conservation district regulations. A copy of the Dover ordinance will be reviewed. A motion to approve the ordinance and forward to the Supervisors for their approval to include federal, state and environmental regulations was made by Richard and seconded by Tom. The motion passed.

The Roy Gladfelter property allocation quota was reviewed. There are no apparent allocations available.

The Virginia Parker property is causing water runoff along Roser Road. This will be checked by Lamar.

A report of cars miss using Catholic Valley Road was discussed.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
April 27, 2006

The meeting was called to order with the pledge to the flag. Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Richard Masimore, Deborah Slawson, Solicitor Gilbert Malone and C.S. Davidson Representative Mike Endler.

The minutes were corrected. In the Gene Burton paragraph the word acre was misspelled and the sentence with 180 acres was deleted.

There were no public comments.

Clark Kraumer was present with the Folkenroth plan. It needs a driveway maintenance agreement before the plan can be signed. Vance won't sign. The Planning modules need to be signed and sent. The motion was made by Tom and seconded by Lamar to sign the module. The motion carried.

Darrell Bryant has property on Hildebrand Road. He was asked at an earlier meeting to secure 5 more ft. for a right-of-way. It is now only 20 ft. The current owner does not want to sell the additional width. There is a possibility of more homes being served by this driveway. A motion was made by Deborah and a second by Rick to recommend that the Supervisors grant a waiver to allow the 20 ft. width rather than the required 25ft. The motion carried. Mark Krebs and Darrell Bryant are buying the property for 2 lots. On lot will be 1 acre plus but less than 2. The balance of the 9.4 acres will be the second lot.

Walter Seelig from Fair School Road has property joining the Roy Gladfelter farm. Walter has 82 acres and Roy owns 105. The Gladfelter property is in 3 separate parcels. Walter would like to buy the 13 acres that joins his farm. Walter needs to end up with 105 acres. The Township needs to know what is left on the Gladfelter Farm allocations.

Gil will research the property to see if any allocations exist.

John Owings was present. He plans to sell small parcels of property to Rene DeBrabander and Mr. Engle. A merger agreement is required. Form B needs to be signed and the fees need to be paid. A motion was made to pass and sign the plan subject to the above restrictions by Rick and the second was made by Richard. The motion carried.

Bill Fogle gave his monthly report.

The minutes from March 30th were approved.

Additional work was done to the ATV ordinance. Tom made the motion to forward the amended ordinance to the Supervisors for their approval. Richard made the second. The motion carried.

A motion was made to forward the land development ordinance changes to the Supervisors for their approval by Deborah and seconded by Tom. The motion carried.

Rick made a motion to recommend Tom and Richard to new terms on the Board. Deborah made the second. The motion carried.

The Board went into executive session for legal discussion.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
MARCH 30, 2006

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

Members present were Lamar Glatfelter, Richard Masimore, Tom Moore, Deborah Slawson, Solicitor Gilbert Malone and C.S. Davidson engineer Mike Endler.

Doug Crawford presented the Capezio subdivision plan for splitting the property in 2 separate pieces. Both pieces must stay together and there is no dwelling right for the other piece.

Doug presented the William McGrew subdivision plan. The county comments were reviewed. Deborah made the motion to approve the plan subject to DEP approval. Richard made the second. The motion carried.

The motion to sign the module was made by Lamar and second by Tom. The motion carried.

Doug would like to buy some property from Gladfelter pulpwood Co. He wants to know if he needs a building right for the property to build on it. The ordinance does not seem to cover this situation. If he buys with a building right it would be okay. The area is wedge shaped and over 1 acre.

Gene and Anna Mae Burton had questions about subdividing for a Grandson. The farm has 2 remaining building rights. One choice is along Buffalo Valley Road. The other choice is along Gladfelter Road. The farm contains 197-80 acres. They will probably use one ace along Gladfelter Road. They were told to mark the lot for Bill Fogle to check.

Jim Holley presented the Waste Water Treatment Plant land development plan. Mike gave a review of C.S. Davidson comments. There will be no blacktop paving, no underground infiltration tank and no buffer yard. There will be temporary buildings for control purposes. The Solicitor should review all agreements. The plan was signed having made the motion at a previous meeting.

Richard Colton was present seeking general information on the Jeff Miller property of 59 acres. There are 2 remaining rights. There were 2 suggestions for area for building lot locations. Possible areas discussed were at either end of the farm. East and West.

Carl Close had questions about subdividing his tenant house from the farm. It should be a 1 acre lot. A right-of-way to get to the farm ground should be a deeded right-of-way. A driveway to get to the heifer barn could go from farm property to access it.

Bill Fogle had questions about swamp area on Wade Reed property. Should it remain as property of Reed or could it be included with property being subdivided for daughter. Probably could be included with subdivided lot.

Kurt and Ruth McClelland were present. They want to subdivide 2 lots along Mummert and Rockville Roads. The Board looked at this area several years ago. This area contains 10-12 acres. Two one acre lots would be okay.

Dale Lytle wants to sell approx. 15 ft. strip of property to a neighbor. He was told to have a survey or prepare a plan. A merger agreement would be required.

John Myers for Lynwood Jones, Catholic Valley Road had plan for review. The plan would need a roadway waiver to allow 4 homes to access from one driveway. Deborah made the motion for the waiver, Tom made the second, the motion carried.

Bill Fogle gave the zoning report. The Grey house has been moved. Questions about Craft Shop along S.R. 616 will have to go to zoning hearing board. Want to know if it could be used for a used car lot. Need to know accurate lot size.

Hardship cases were discussed.

2 child care permits were issued.

ATV comments were discussed.

Powers Homes preliminary subdivision plan review of Hills at Valley View. A waiver for the amount of homes on a cul-de-sac and radius of cul-de-sac will be needed. A motion to allow 13 homes max on a cul-de-sac, minimum site distance on a sag curve and a max. street grade waiver as requested was made by Tom and seconded by Richard. The motion was approved.

Water retention basins and water quality problems were discussed at length. Engineers & Developers will work on this. They will return with Phase 2 of this plan.

The ATV ordinance was discussed.

The Board went into executive session to discuss legal matters.

The meeting adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

February 23, 2006

CODORUS TOWNSHIP
PLANNING COMMISSION

The meeting was called to order by Rick Sechrist in the absence of Tom Moore. Other members present were: Lamar Glatfelter, Richard Masimore, Deborah Slawson, Solicitor Gilbert Malone and C.S. Davidson representative Mike Endler.

The minutes were approved as presented.

There were no public comments.

Shirley Simpson requested perc information on the Jones property. They will need to contact Bill Deal for that information.

Alton Gladfelter, 4190 Pierceville Road has a verbal right-of-way to get to a 5 acre lot. The lot has no dwellings. He should have a written right-of-way. The 2 lots joining could be sold as one. The 5 acre lot could be sold separate. He could possibly subdivide the area with 2 homes.

Patricia Marn, 3447 Shaffers Church Rd. inherited 1.3 acres. She would like to have it re-zoned for agriculture. She would like to see it as a farmette. The Township does not want to change the zoning.

James Lentz was present with the Dale Falkenroth plan. The right-of-way letter for the right-of-way used by Bill Vance was reviewed. The sketch plan presented showed shared driveway. The perc tests need to be done and a driveway waiver is needed from the Supervisors.

Doug Crawford presented the Stephanie Cross plan. The plan was reviewed as were the comments. A motion was made by Deborah to sign the plan and was seconded by Lamar. The motion carried. The plan was signed subject to the planning module coming back and the payment of fees. Doug also presented the Norman Walker plan for Hildebrand Road. It will need a driveway permit number. The motion was made by Richard to sign the plan. Deborah made the second. It was passed and signed.

Pat Rush of S.R. 216 & Glenville Road would like to sell .98 acre to a neighbor. Lamar made the motion and Richard made the second. The motion carried.

Mark Benner has 14.9 acres along Roser Road. The property has 2 dwellings. He proposes to tear one house down in order to build one. One acre is required for seed dwelling. He was told to measure proposed area and return to the Board. Will probably sell smaller area and build on the larger one. He must remove one in order to build. The plan must show perc and probe and size of lot.

February 23, 2006

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Jim Holley was present with the land development and subdivision plan for the temporary sewer treatment plant for Codorus Estates. Mike reviewed the land development plan for the sewer treatment plant only. Davidson is working with Holley and the developer. The temporary use will eliminate storm water management, a buffer and blacktop of driveway and parking area. This would be a temporary arrangement for about 2 years.

Rick made a motion to approve and Richard made the second. All were in favor. This can be signed at a later meeting.

The ATV ordinance was discussed. There were public comments opposed to an ordinance by Ted & Brenda Miller and Jason Gross.

Rick made the motion to delete paragraph F from the proposed ordinance. Lamar made the second. The motion carried.

Deborah made the motion to forward the ordinance to the Supervisors. Richard made the second. This motion carried.

Bill Fogle gave his monthly report. The order of the agenda was discussed. Child care rules and regulations and child day care was discussed.

The Board then went into executive session to discuss legal business.

The meeting was adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
JANUARY 26, 2006

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

Re-organization was discussed briefly. The minutes were approved as presented.

Robert Sifleet was present. He lives along Bonnair Road. He wondered if a 1 acre lot near his property has a building right. It would have 1 allocation and his property of 60 acres would have 2 remaining allocations. Any future plans for the properties would need to be reviewed.

Wayne McSherry was present with the plan for Pauline McSherry. County comments were reviewed. Lamar made a motion to pass the plan. Richard made the second. The motion carried and the plan was signed.

Doug Crawford presented the Stephanie Cross plan. The property is near Fissels Church Road and S. R. 516. Lot #1 has 1.01 acre. Lot #2 is 2.15 acres. The planning module was signed following a motion by Deborah and seconded by Tom. The driveway needs to be widened at the entrance. Lot #2 would be accessed by a deeded right-of-way. She will decide about the driveway.

Doug next presented the Norman Walker plan along Hildebrand Road. County comments were reviewed. The plan was put on hold.

The Walker plan along S.R. 851 near Bosley School was presented. Lot #2 and Lot #3 each contain 1 acre. Deborah made the motion to approve with parcels 36 & 37 being combined into one. Richard made the second. Tom voted no the motion carried. The plan was signed.

Preston Beall was present with his plan. His road maintenance agreement was completed. The requirements were met that were asked for by the Township. County comments were reviewed. It needs to be notarized. Rick made the motion to pass the plan. Richard made the second. The plan was signed.

Doug Crawford had the Allan Case plan. There are no remaining building rights. The entire property was 157 acres. County comments were reviewed. The plan needs to be notarized before the Supervisors sign it. The motion to pass the plan was made by Deborah and seconded by Lamar. The motion passed and the plan was signed. A motion was made to sign form B by Richard. Deborah made the second. The motion carried and form B was signed.

January 26, 2006

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Todd Snyder and Wade Reed were present. Wade owns 12.9 acres. The property is on both sides of S.R. 851 near Fiscal Road and Pierceville Road. He would like to subdivide one acre. A site inspection was set for January 31st at 4:30.

Dianne Masimore was present with her subdivision plan. Lot #2 has 1 acre. Lot #1 has 15.23 acres. County comments were reviewed. A motion was made to pass and sign the module by Deborah. There was a second by Rick. The motion was passed and the module was signed. The plan needs to be notarized. The plan was signed following a motion by Rick and a second by Lamar.

Clark Kraumer had a sketch plan for the Dale Folkenroth property. The number of lots proposed to use the driveway is a concern. A 25 ft. right-of-way is suggested with a single driveway. It is uncertain which idea of subdivision will be followed. The purpose is to establish 3 lots. Is the sketch plan ok? The residential zone could allow more lots by a waiver. Interested parties must agree. Mr. Folkenroth should be sure he is satisfied with the plan. Rick made a motion to grant a waiver taking care of 4 dwelling served by one driveway as an option. Lamar made the second. The motion passed.

Richard Colton had a sketch plan for the former Earl Thoman farm. A 1.72 acre proposed subdivision for the 160 acre parcel. The lot should be kept close to 1 acre. The building envelope should be shown on the plan. This should not be altered without Township approval.

The planning module for the Forbes farm development was discussed and filled out. The development will be called Hills at Valley View.

Deborah requested action on an off road vehicle ordinance. Gil will draft an ordinance for review.

Bill Fogle gave a report on the Sewage Treatment Plant and other Township violations.

Cecile Feters had more information on the sewer plant.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary