

CODORUS TOWNSHIP PLANNING COMMISSION
DECEMBER 13, 2007

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

The minutes were approved as presented.

There were no public comments.

Bonnie Homes of 3757 Snyder Road had questions about subdivision. This is the former Billy Reynolds farm. They would like to sell part of the farm and build another home. Only 1 acre would be allowed for the new home. The farm has about 68 acres and has 2 allocations in addition to the existing house. There is the possibility of giving up an allocation for a larger lot.

Gary Markline had questions about a right-of-way for the Blinke property on Cherry Run Road.

Jim Holley was present with Codorus Estates subdivision plan Phase II B. C. S. Davidson comments, bonding, and the estimated inspection fees were discussed. York County comments were reviewed. The recreation fees were discussed. The side walks would be put in as the building progresses.

Lamar made the motion to pass the plan subject to payments of all fees, proper bonding and a development agreement. Richard made the second and the motion carried and the plan was signed.

Gordon Brown, Schaefer Legacy L.P. The property is along Rice Road. The plan shows tract 1 to be 103 acres and tract 2 – 21 acres. The lots need to be shown in the proper acres. The county comments were reviewed. Two tracts need to be combined. Lot sizes seem to be okay. The soil type for the lot area was questioned. Lot 4 doesn't have enough road frontage. Information on set back line needs to be removed from lot #2. Construct single driveway branching off for each dwelling. A 25 ft. right-of-way requires a 16 ft. improved caraway used by both residents. The driveway needs to be shown for lot #4. A maintenance agreement is needed. Road entrance permit is needed from the Township. The proposed house location should be shown on the lots.

The Smith Zoning Hearing application was reviewed. The Board needs to be represented at the hearing. The date of the hearing will be changed. The Board recommends Gilbert Malone be approved as legal representative for the Planning Board. Richard made the motion that recommends the Supervisors appoint Solicitor Malone to represent the Planning Board, Tom made the second. The motion carried. Lamar made the motion that the Board opposes the Smith application. The second was made by Richard. This motion carried.

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A meeting for the Comprehensive plan will be held on December 20th.

Bill Fogle gave his report. Hardship permits and multiple family dwelling units were discussed. Time was spent revising some parts of the ordinance. It was noted that Norman Walker never recorded his subdivision plan.

Fire Hydrants should be paid for by the Homeowners Association in Township Developments.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION

OCTOBER 25, 2007

The meeting opened with the Pledge to the flag. A correction was made to the minutes. The Dan Thomas paragraph should read the storm water plan could not be changed unless brought before York County Conservation District. The minutes were then approved.

Members present were: Lamar Glatfelter, Richard Masimore, Tom Moore, Deborah Slawson, Solicitor Gilbert Malone and Engineer Mike Endler.

Jim Holley and Jim Markel were present pertaining to the former Ralph Nace Farm. They propose 2 lots of about 1.5 acres each. The old house would be removed. The 3rd dwelling would be on the residual property. The site should be on low quality soil or possibly in wooded area.

The Codorus Estates final subdivision plan Phase 2-B was reviewed.

The next planning meeting was scheduled for the 2nd Thursday in December.

The Dan Thomas final Land Development plan was reviewed. Mike said everything seems to be in order. Richard made the motion to approve the plan. Tom made the second. The plan was passed and signed.

Bill Fogle gave the Zoning report.

The Bill Vance plan was discussed. It doesn't comply with what the Township requests.

Mike submitted the planning module for an alternate route to access the new sewer plant. Tom filled out the Municipal Planning Agency Review form. The Sewage Facilities Planning Module was passed for signature on a motion by Richard and seconded by Tom. The form was signed.

The meeting was adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
September 29, 2007

The meeting was called to order by Chairman Tom Moore at 7:00 P.M. Other members present were: Rick Sechrist, Lamar Glatfelter, Richard Masimore, Deborah Slawson, Solicitor Gilbert Malone and Engineer Mike Endler.

The Roy Gladfelter property was discussed by the Zoning Officer Bill Fogle. The use for the former store has been terminated for more than 1 year. The non-conforming use has expired.

The minutes were reviewed and the Preston Beall paragraph needs to have by special exception added. The minutes were approved as corrected.

Michelle Long had some comments about removing a trailer from her property.

The Melvin Bricker plan was presented by Mike Bricker. Tracts #2 and #5 go to Brian and Brenda Miller. Lot 4 is 1.864 acres, Lot 1 is 37.83 acres Lot 3 is 1.885 acres. The General Commercial property is merged to the residual. The county comments were addressed. A notary stamp and owners signatures are needed. The modules have been signed. Deb made the motion with a second by Tom to approve the plan. The motion passed and the plan was signed. A merger agreement needs to be prepared before the Supervisors sign the plan.

The Ed Kallas plan and maintenance agreement were presented for lot 2 and 3 consisting of 43,000 sq. ft. The plan was reviewed and passed on a motion by Richard with a second by Lamar. The plan was signed.

The Bob Adams subdivision plan was presented. All subdivision will occur in Manheim Township. The plan will be returned after Manheim Township passes it. The Supervisors will send a letter of approval for the Adams subdivision.

Jim Markel was present regarding the Ralph Nace property. He wants to subdivide with Hildebrand Road as the line. He wants to establish the home sites for his allocations. A site inspection was set for October 17th at 5:30 P.M. There may be 3 rights in Codorus Township.

Doug Crawford was present with the plan for Lake Point along Reservoir Road. Rick made a motion to approve the plan. Lamar made the second. The motion passed and the plan was signed, subject to DEP approval of the module. It was presented on July 26th. Doug will sign a waiver for the time extension.

Karen Reeve had questions about the Lloyd Williams 9 acre wood lot. The parcel has 1 allocation. It could have 2 if access could be established. A 25 ft. right-of-way is needed for 2 lots.

Dan Thomas was present with his Storm Water Management plan. A 50 x 100 building is proposed on the property with a storm water pond. There are no comments from York County yet. The storm water plan could be converted to a land development plan if it has less than 1 acre of disturbed soil. A silt barrier is needed on one side. The plan needs to define the swale. C.S. Davidson will generate a letter to deal with the dispersal of water at the lower area of the lot or the Engineer should be able to take care of the problem.

Richard Colton presented the Hartman plan. County comments were dealt with. The DEP module has come back. Highway occupancy has been dealt with. A motion was made by Deborah and a second was made by Richard. The plan was passed and signed.

Powers Homes requested a zoning hearing for the extension of the preliminary plan approval for the waste water treatment plant.

Deborah made a motion to recommend that the Zoning Hearing Board grant this extension. Richard made the second. The motion passed.

Michelle Long, Hill Climb Road had questions about a zoning hearing application for an office trailer for a home occupation. The Board will react to the new application when it is submitted. She was told to have her Attorney contact the Township Attorney.

Bill Fogle gave his report.

Lamar said the Eagles Landing development wants to drop to 2 lots.

Section 504 1-A deals with assignment of building allocations when entering land preservation. A motion to recommend section 504 1-A to the Supervisors for their approval was made by Rick. The second was made by Deborah. The motion passed.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
AUGUST 30, 2007

The meeting opened with the pledge at 7:00 P.M. Members present were: Rick Sechrist, Lamar Glatfelter, Richard Masimore, Tom Moore, Deborah Slawson, Solicitor Gilbert Malone and Engineer Mike Endler.

The minutes of the previous meeting were approved as presented.

There were no public comments.

Roland Cumor was present. He had questions pertaining to the transfer of building rights. He would like to buy a contiguous property, tear an old house down and transfer the building right to his property. The property in question is in the rural residential zone. He would not be able to transfer a quota from one zone to another. He would be able to merge the properties.

Melinda Martin has two homes on Bonnair Road on approximately 45 acres. She would like to subdivide 3-5 acres. The ordinance would allow 1 acre. She could proceed with the survey.

Earl Gray had questions about access to a lot on Shaffers Church Road. The driveway should be 16 ft. in case he wants to sell another lot. He would also need a road maintenance agreement. Stormwater management will need to be addressed. He will also need a driveway permit from the Township.

Preston Beall had questions about the Roy Gladfelter property (the store). It was non-conforming use in an Ag Zone. The possibility of a barber shop or beauty parlor was mentioned. It would be possible to change from one non-conforming use to another.

Doug Crawford was present with the Michael Groff plan. Lot 1 has 4.38 acres. Lot 2 has 21.15 acres along the Glen Rock Road. The plan was reviewed. County comments were discussed. Deborah made a motion to pass the plan subject to module approval by DEP. Rick made the second. The motion passed.

Doug presented the James Bailey, Fair School Road plan for 1.81 acre (former Dehoff property) county comments were reviewed and corrections were made where necessary. He submitted the planning and non-building declaration waiver form. Deb made a motion to sign the waiver form. Tom made the second. The motion passed and the forms were signed. Rick made a motion to sign the plan and Lamar made the second. The plan was passed and signed.

The Lake Point plan was reviewed and county reviewed and county comments were discussed. The proposed driveway should be shown on the plan. The board would like the driveway along the property line to conserve Ag ground. The plan will be brought to a later meeting after changes are made.

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Dan Thomas presented his stormwater design. The land development plan needs to go to the County Planning Board. The plan needs signature blocks. County comments are needed and a letter from C.S. Davidson. Mike will coordinate the plan movement.

Rich Colton had the sewer planning module for the Keith Hartman property. The county comments are not back yet. Deborah made a motion to approve the planning module. The second was made by Richard. The motion passed and the module signed.

Tom made a motion to have the ordinance amendment for a cemetery section 639 added to the ordinance. Rick made the second. The motion passed. The Board recommends this to the Supervisors for their approval.

The up coming Michelle Long zoning hearing was discussed. The Board will let the Zoning Hearing Board handle the request.

The Vance/Folkenroth drawing was reviewed for the driveway. The Board is okay with the driveway concept but a complete plan is needed.

The meeting was adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE "CODORUS TOWNSHIP ZONING ORDINANCE" AS ENACTED ON DECEMBER 7, 1974, AND AMENDED ON OCTOBER 12, 1977, JANUARY 28, 1982, FEBRUARY 2, 1984, SEPTEMBER 12, 1984, AUGUST 9, 1989, NOVEMBER 14, 1990, NOVEMBER 11, 1992, FEBRUARY 10, 1993, JULY 13, 1994, NOVEMBER 8, 1995, APRIL 10, 1996, SEPTEMBER 10, 1997, MARCH 11, 1998, SEPTEMBER 9, 1998, MARCH 8, 2000, JULY 12, 2000, JANUARY 10, 2001, JULY 10, 2002, MARCH 12, 2003 AND AUGUST 11, 2004.

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

Section 639 is hereby added to the Codorus Township Zoning Ordinance as follows:

SECTION 639 CEMETERY

Cemetery is a permitted use in the Rural Residential District and permitted as an accessory use to a house of worship in all districts subject to the following:

- a. In the Agricultural District the use must be on land of low quality for agricultural use as defined in Section 1007(1)(c)(7) of this Ordinance;
- b. Existing cemeteries in the Agricultural District shall be permitted to expand onto adjacent land without limitation utilizing land of low quality for agricultural use as defined in Section 1007(1)(c)(7) of this Ordinance. Expansion onto other land within the Agricultural District shall not be permitted except that if the cemetery does not adjoin land of low quality for agricultural use, expansion onto land other than that of low quality for agricultural use shall be permitted but shall be limited to thirty-five percent (35%) of the land devoted to the cemetery use on December 7, 1974.

ORDAINED AND ENACTED by the Board of Supervisors of Codorus

Codorus Township Planning Commission Meeting
July 26, 2007

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

The Kallas subdivision needs the property owner signature. The road and pond will need to be installed before final Township signatures. A letter of credit or a bond may be used for the road and pond if it is not installed first. A motion was made by Tom and seconded by Lamar to pass the plan. The motion carried.

Matt Spade of Gordon Brown Associates was present pertaining to the Eagles Landing plan (Catholic Valley Road). They have YCPC approval and N.P.E.D.S. permit. Mike thinks the plan is okay. There will be 4 dwellings on a private road. Storm water management section 801 S7 requirement should be met. Two waivers and a maintenance agreement is needed. Richard made a the motion to approve the plan with a second by Rick. The motion passed. They can proceed, the plan will be signed later.

Phil Martin had his merger agreement. The agreement is okay. Lamar and April need to sign the agreement so the plan and agreement can be recorded.

Doug Crawford had the Jim Bailey plan for Fair School Road. It will separate the house from the farm and contains 1.81 acres.

The module was presented for the Bosley lot along Reservoir Road. It is not clear when the lot in question was purchased by Lake Point Associates. The Board would like to have the driveway go along the property line. There was a motion to approve the module for Lake Point Associates by Lamar and a second by Rick. The motion passed and the module signed.

Kevin Mummert had his agreement to transfer lots from the (former) Floyd Mummert farm to the (former) Millard Mummert farm. The agreement is okay and needs to be signed by the Supervisors.

Bill Fogle gave his report of permits issued.

Cecile Fetters had questions on special exceptions.

The Hill as Valley View development will need a plan extension. The plan was presented in October.

A special meeting was set to meet with April Showers from JMT for a work night on September 19, 2007 at 7:00 P.M.

The meeting was adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
June 28, 2007

The meeting was called to order at 7:00 P.M. Members present were: Rick Sechrist, Richard Masimore, Lamar Glatfelter, Tom Moore, Deborah Slawson, Solicitor Gilbert Malone and C.S. Davidson Engineer Mike Endler. The minutes were approved as presented. There were no public comments.

Susan Sprague was present instead of April Showers representing J.M.T. regarding the Codorus Township Comprehensive Plan. A separate 2 hour meeting was scheduled for July 17th at 7:00 P.M. A homework assignment was distributed.

Steve Gantz was present. Stone Church Cemetery Association would like to purchase some land from him. They may be permitted to expand and it is a permitted use. The Board discussed changing the language in the ordinance dealing with cemeteries. The Board will allow approximately 2 acres. They were told they could proceed with the transaction. Gil will draw up an amendment for Board approval pertaining to the cemeteries.

Jim Bailey was present with the subdivision plan for the Recreation Park addition. The County comments for the plan were discussed. A motion to pass the plan was made by Rick Sechrist and seconded by Richard. The motion passed with Deborah being opposed. She said that the Board needs to know more about the property. The signature block with the original owners needs to be changed. The plan was signed.

Jim Miller was present pertaining to the stormwater plan for his addition. The Engineer checked the plan. Some items need to be addressed. There were some concerns about stormwater management design. Deborah was unhappy with the design. Mike will contact the engineer from the Holley firm to resolve some items.

Josh George was present with the sketch plan for Hills at Valley View subdivision. The 17 lot cul-de-sac should have an emergency exit to Hanover St. The other proposed exit should be 16 ft. wide.

The Brickers plan was reviewed. Bryan Miller will probably be buying the other portions of Brickers Farm.

Jim Bailey would like to subdivide the house and approximately 12.3 acres along Fair School Road. It should be okay to proceed.

Bill Fogle recommended an ordinance change for regulating the erection, moving, placement or enlargement of building or structures.

Gil will submit something from another Township for Bill to look over.

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Cecile Fetters regarding the Sewer Authority asked the Board if the sewer plant should be in East end of Jefferson. The response of the Planning Board was that they worked 8 years to have it in the West end.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
May 31, 2007

The meeting was opened with the pledge to the flag.

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

The minutes were corrected. The Kevin Mummert paragraph had an addition which reads: Also needed is a transfer agreement for the three lots from the Floyd Mummert farm. The Steve Watkins-Martin Barley paragraph was corrected to read. A merger agreement would be needed. They should be able to proceed. The minutes were then approved.

There were no public comments.

Bettylou Smith was present. She stated that she has 2 lots both owned by the same person in 1974. She gets 2 tax bills and they are in a Rural Residential zone. They are both undersize. The Board feels that this is one property and that the area is undersize and that the ordinance would not allow 2 lots. She stated that she will see the Board in court. She was told that she may apply to the Zoning Hearing Board.

Steve McDonald had questions about a property at Sunny Slope and Route 216. He would like to buy some woodland to attach to his property. He could acquire a building right from his parents to make this work by transfer of rights.

Shaw Surveying representative was present with Eagles Landing subdivision plan. Storm water management was addressed. A waiver is needed to comply with the ordinance. The Engineer will try to work out the details with soil conservation and Act 167. The Board would recommend a waiver at a later meeting on a motion by Deborah and seconded by Richard.

It was noted that the Bricker subdivision does not meet Board standards.

The Board discussed a land addition to the rec. park. The property is to be given by Jim Bailey to the Township. The plan needs to be notarized.

Bill Fogle gave the zoning report. He said that Codorus Estates are putting decks in the setback area.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary