

Codorus Township Planning Commission
December 11, 2008

The Codorus Township Planning Commission met on December 11, 2008. Board members present were: Tom Moore, Lamar Glatfelter, Richard Masimore & Deborah Slawson. Others present were: Brian Kaltreider, Bettylou Smith and Doug Crawford.

The meeting was called to order with the pledge to flag at 7:00 P.M.

Corrections were made to the previous minutes as: Paragraph 7 should be Hempfing, paragraph 8 Short Cut Rd. should be capitalized, paragraph 10, second sentence road should be driveway, and page two paragraph 4 it must show that one dwelling right instead of lot and the last sentence property should be inserted between secured and from..

There were no public comments.

Phil Martins plan was presented for signatures.

Kevin Mummert- perc test rejected for impacts and slope 13%, planning module needs to be resigned to send back to DEP, Richard made a motion to resign module, Tom seconded the motion. The motion carried.

Zoning Hearing Review. Board supports original decision of Zoning Hearing Board and does not support a variance for the applicant. Board also suggests that the Township offer their own lands for future use.

Comp Plan- Tom discussed comp plan and reasons why not ready. Board thinks it needs work and JMT will continue to work out problems.

Zoning Report given. Earl Issenock is selling old station which has two rentals above station. If they want to change non-conforming use to sell cars they must go to the Zoning Hearing Board.

The meeting adjourned at 8:15 P.M.

Respectfully submitted,

William Fogle
Zoning Officer

Codorus Township Planning Commission
October 30, 2008

The Codorus Township Planning Commission on October 30, 2008. Board members present: Tom Moore, Lamar Glatfelter, Rick Sechrist, Richard Masimore and Attorney Gilbert Malone.

The meeting was called to order at 7:00 P.M.

The minutes were approved as presented.

There were no public comments.

Phil Martin presented the review letter from C. S. Davidson. Sediment control changes need to be made. Erosions sediment control plan was approved by York County Conservation District. The Planning Commission told Phil to take the corrected plan to the Board of Supervisors for approval.

Changes were made to Kevin Mummert's plan per last months meeting. A driveway agreement is needed. The sewage planning module has not been received from DEP. Richard made a motion to approve the plan, seconded by Rick. The motion carried.

Dean Henfing had questions on the driveway width for 6661 Grave Run Rd. The width can be shortened after the 1st house. Lot should be shortened to 1 acre. The east side could be angled to get down to one acre.

The plan for Saint Jacobs's church, 3444 Sticks Rd. was presented. The county comments require owner's signatures, mark short cut Rd. private on the plan. Richard made a motion to sign the plan, seconded by Lamar. The motion carried.

C. S. Davidson reviewed and approved the stormwater management plan for James Markel, 48374 Hildebrand Rd. The sewage exemption module will be forwarded to the Supervisors for signature. The York County comments were addressed and met. Rick made a motion to sign the plan, seconded by Richard. The motion carried.

The Holmes plan, 3757 Snyder Road was presented. The Road should come off Foxtail, but Foxtail is private. They will need to pursue an easement. A driveway agreement is needed. The following items are also needed for this plan: lot allocations, stormwater detail, and second lot location. The lots need to be 1 acre or give up right for 2 acre lot or have 2 acre lot with second right.

The Shaffer Legacy plan was signed and will be forwarded to Jeff Shue to record.

Bill Fogle presented a plan to build a house on 10 acre lot.

Bill Fogle proposed 1 building lot on part of a 10 acre parcel purchased from Sterling Lucabaugh and he then would merge it back to the farm.

Bill Fogle gave the zoning report. The realtor for the Keith Hartman property has been notified. Mr. Tuten needs a subdivision. There was no record of the Norman Walker plan being recorded. Gil will check on this.

Brian Kaltreider is the new Supervisor.

Mr. & Mrs. Holmes returned to the meeting. They would like a 4 acre lot. They would have to relinquish 1 lot. This needs to be property on the plan. It must show that one lot is retired. An easement will have to be secured from Mr. Bedgar.

The next meeting will be held on December 11, 2008.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
September 25, 2008

The monthly meeting of the Planning Commission began with the pledge to the flag at 7:00 P.M. The minutes were approved as presented. Members present were Tom Moore, Lamar Glatfelter, Richard Masimore, Deborah Slawson and Solicitor Gilbert Malone.

Jim Holley was present with the module and plan for Dean & Brenda Winemiller and Saint Jacobs Lutheran Church. A motion was made to pass the module by Deborah and a seconded by Lamar. The motion carried. A motion was made to pass the plan but not sign it till later by Tom and seconded by Richard this motion carried. They will come back to the next meeting for signatures. The street address for this plan is 3444 Sticks Road, Glen Rock.

Doug Crawford and Kevin Mummert had the plan for Kevin. The plan needs a road maintenance agreement. The plan needs to be changed showing lot owners each owning a section of the road. The ordinance stipulates all lots should go to the center of the road. A motion was made to approve the module by Richard. The second was made by Tom. The motion carried and the module signed.

Bart Seelig was with some subdivision questions about his father Walter Seelig property 6805 Fair School Road. He would like to build a home up on top of the property near the North West end. The roadway would have to be improved. The land is in Farm and Natural Trust program. Should be okay if not too much farm ground is used. A sketch plan would be helpful.

Bill Fogle had nothing to report.

The meeting adjourned.

Respectfully
submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
August 28, 2008

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

There were no public comments.

The Goldie Dillon subdivision plan was discussed 3632 Ridge Road. She would like to subdivide a lot. Deborah made the motion to sign the module. Richard made the second. The motion carried and the module was signed. Deborah made a motion to pass and sign the plan. Tom made the second. The motion carried and the plan was signed.

There were discussions about including street addresses when describing location of plan. Will use when available.

Earl Gray was present with his plan approximately 1 2/3 acre. He will need an engineer approved driveway and a survey.

Bill Fogle gave his report.

The subdivision and Land Development ordinance was discussed pertaining to properties with multiple dwellings on the same property.

There was discussion about non recorded plans. Plans can be re-approved and recorded.

September 11th at 7:30 was set for a comp. planning meeting.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
July 31, 2008

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

David Murphy will not be allowed to have another building right. He will be permitted to put an addition on to the existing dwelling.

Gordon Brown – Shaffer Legacy plan. The road agreement is finished. The location is the east side of Rice Road. The county comments were discussed. Storm water management needs to be addressed. The surveyor's signature is needed. The plan can't be approved until the roadway is built. The road maintenance agreement is okay. A motion for conditional approval for the plan subject to the previously mentioned conditions was made by Deborah. The motion was seconded by Richard. The motion passed. The Supervisors will check to see if conditions were met before they sign the plan. The Planning Board will sign later.

Earl Gray and Robert Adams would like to change the area of a lot. The first choice would not perc. They propose 1.99 acre. The Board suggested as close to one acre as possible.

Matthew Burtner and Robert M. Lauriello P.E. regarding the Steve Gantz cell tower site. Propose 190 ft. and will allow co-location. Richard made the motion to recommend approval from the Zoning Hearing Board. Rick made a second and Deborah voted no. The motion passed. The Board would like to have a buffer of trees planted around perimeter of base.

Jim Markel – Nace farm, Hildebrand Road. The storm water plan was discussed. Storm water approval is needed for a roadway permit. C.S. Davidson is okay with storm water plan. The old home needs to be removed before a new home is built. Subdivision will take place along Hildebrand Road.

Bill Fogle gave his report.

The minutes were approved as presented following a motion by Deborah. Rick made the second.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Meeting
June 26, 2008

The monthly meeting was called to order by Chairman Tom Moore.

Other members present were Rick Sechrist, Lamar Glatfelter, Richard Masimore, Solicitor Gilbert Malone and Jeff Shue from C. S. Davidson.

The minutes from the May meeting were approved as presented.

There were no public comments.

Phil Martin was present with his land development plan. It has been reviewed by C.S. Davidson. The E and S approval is not in yet. Some stormwater issues need to be resolved. Conditional approval was recommended by the Board. The terms that need to be addressed should be done before the supervisors sign the plan as recommended by the Engineers.

James Bailey (regarding David Tuten). He wants to buy a 3 acre parcel from Jim Bailey to merge with his property. The property must be merged. He must subdivide or tear the old house down.

Michael Knotwell representative from Shenandoah Mobile Company had questions about locating a cell tower along Valley View Road on the farm of John and Margaret Soltes. The Board discussed the issue and left Mr. Knotwell with the idea that in Codorus Township soil is sacred.

Bill Fogle's report was reviewed.

Cecile Feters presented information from the Sewer Authority.

Jeff Shue discussed some items that need to be addressed on the Jim Markel property.

Marlette Thomas wanted to know if he could purchase ground behind and beside his home. This area should have been included when his property was purchased. The Board needs more information.

There will be a JMT work session on July 19th at 7:30 P.M.

The meeting was adjourned.

Respectfully Submitted

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
April 24, 2008

The meeting opened at 7:00 P.M. with the pledge to the flag.

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

The minutes from the previous meeting were approved as presented.

Robert Sifleet had questions about his property. He would be able to expand his Ag related buildings by 20%.

There was discussion about a Joint Comprehensive plan.

There was discussion about animals on small lots.

There was a motion to pass a proposed ordinance for the Supervisors approval by Richard. There was a second by Tom. The motion carried. Gil will draft the ordinance and send it to the Supervisors for their action.

Bill Fogle gave his Zoning Officer report. He had questions about the Mark Krebs subdivision. He needs to have the road in a maintenance agreement. Driveway needs to be in or a letter of credit or some means of guarantee that they are provided for.

The driveway for Markle on Hildebrand Road should be on poorer soil and runoff water must be dealt with.

Mike Endler resigned from C. S. Davidson. The Board reviewed a letter from C.S. Davidson setting forth information on the Forbes Farm development waste water treatment plant.

Bill Vance still did not submit a proper plan for a subdivision.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

Codorus Township Planning Commission
May 29, 2008

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

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

The minutes were approved as presented.

Gordon Brown representing Schaefer Legacy presented the sewage planning module. The county comments were discussed. A road maintenance agreement is needed. The road bed needs to be in or it needs to be bonded before the plan is signed. The plan needs a notation about the transfer of building lots. A traffic study has been completed. A motion was made by Lamar to pass the plan subject to the above mentioned items being g completed. The motion was seconded by Tom and it then passed.

Phil Martin and John Williams were present relating to a hog finishing operation by Mr. Martin. He owns 174 acres and will be constructing an 85x234 ft. building for this purpose. It must comply with section 607 A & B of the Township ordinance. He should submit a preliminary land development plan and storm water management should be coordinated with C.S. Davidson.

Mark Krebs was present with a road maintenance agreement of the new part of the driveway. Davidson's approval is needed for storm water management. (Neither lot can be sold before the road is in) should be in the road maintenance agreement. A motion was made to pass the plan subject to the road maintenance agreement update by Richard. The second was made by Lamar. The motion passed. The above stipulation should be made before the Supervisors sign it. The Board signed the plan.

Time was spent on proposed ordinance review pertaining to animals on small lots. Tom made the motion to recommend that the Supervisors pass the ordinance, a second was made by Richard. The motion carried.

The ordinance pertaining to dangerous buildings is being prepared by the Attorneys. Tom made a motion to recommend that the Supervisors pass this ordinance. Richard made the second. The motion passed.

Tom made the motion to have the Supervisors appoint Lamar for another term on the Planning Commission Board. Richard made the second. The motion passed.

The meeting adjourned.

Respectfully submitted,
Richard Masimore
Recording Secretary



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April 24, 2008

Codorus Township Planning Commission
Thomas C. Moore, Chairman
4631 Shaffers Church Road
Glenville, PA 17329-8923

RE: Final Subdivision Plan for the Forbes Property (Wastewater Treatment Plant Site)
Codorus Township, York County, PA
Engineer's Project No. 2058.3.16.03

Dear Planning Commission Members:

We have reviewed the above-referenced final subdivision plan, prepared by Morris and Ritchie Associates, Inc., with a revised date of April 11, 2008 and offer the following comments:

1. We have reviewed the public improvements security estimate prepared by Morris & Ritchie Associates, Inc. dated April 21, 2008. Based upon our review, we concur with their total opinion of cost in the amount of \$124,759.00. A surety bond equaling this amount will need to be posted to the Township before final plan approval.
2. The proposed pavement section for the access road is too weak for the proposed truck traffic coming to and from the treatment plant site. We recommend that the pavement section match the design of the treatment plant site (6" stone, 3-1/2" binder, and 1-1/2" wearing).
3. Approval from the York County Conservation District for erosion and sedimentation control needs to be secured prior to construction. The original approval for the Powers subdivision did not include the earthwork necessary to construct the access road to the treatment plant site. We recommend that this approval be a condition of Township plan approval.

If you have any questions or concerns, please contact me at the York office listed above.

Sincerely,

C.S. DAVIDSON, INC.

Michael T. Endler, P. E.

MTE

Copy: Joshua George, P.E.- Morris & Ritchie Associates, Inc.
Jeffrey Powers, Powers Homes Management Corp.
Cecile Feters, Secretary- Jefferson Codorus Joint Sewer Authority
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Codorus Township Planning Commission
March 27, 2008

The meeting opened with the Pledge to the flag.

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

The minutes were approved as presented.

There were no public comments.

The meeting scheduled for Susquehannock High School concerning the pipe line is cancelled and will probably be rescheduled.

Alton Gladfelter was present to get information for his subdivision. The Township list of subdivision requirements was reviewed. He wants to separate the 2 dwellings on the property. There are approximately 1,846 sq. ft. on the property. It should be very close to the required sq. footage required by the Township for 2 lots.

Bill Fogle presented the list of permits and proposed some ordinance changes. Lamar made the motion to recommend the ordinance changes for Supervisors approval. Richard made the second. The motion passed.

There was discussion on changing the ordinance to prohibit large animals on Rural Residential lots.

Mike stated that the Powers final subdivision plan for the sewer treatment plant has been withdrawn. They will need an approved plan to proceed.

The meeting adjourned.

Respectfully submitted

Richard Masimore
Recording Secretary

Codorus Township Planning Commission Resolution

WHEREAS, Williams Gas Pipeline is proposing to construct a natural gas pipeline from Ohio to the Bryansville Pumping Station in Peach Bottom Township; and

WHEREAS, a portion of such pipeline is proposed to cross Codorus Township; and

WHEREAS, there is in existence crossing Codorous Township an existing operating pipeline; and

WHEREAS, Williams has represented an intention to, to the extent feasible, co-locate their pipeline with other operating pipelines; and

WHEREAS, the Codorus Township's land use planning contemplates the preservation of most of the township for continuing agricultural use; and

WHEREAS, the Township Planning Commission believes that the location of the proposed pipeline within or contiguously adjacent to the existing right-of-way for the operating pipeline would minimize agricultural and environmental disruption in Codorus Township.

NOW, THEREFORE, BE IT RESOLVED that the Codorus Township Planning Commission does hereby request that if the proposed pipeline is to cross through Codorus Township it be located within or contiguously adjacent to the right-of-way of the existing pipeline crossing Codorus Township;

AND BE IT FURTHER RESOLVED that this principle of co-location be applied for any other transmission line that proposes to cross Codorus Township.

AND BE IT FURTHER RESOLVED that the Codorus Township Planning Commission requests that Williams Gas Pipeline Company either locate the proposed pipeline within or contiguously adjacent to the aforesaid right-of-way for the existing pipeline or demonstrate to the Township Planning Commission and Board of Supervisors why such location is not feasible.

ADOPTED by the Codorus Township Planning Commission on the 6th day of March, 2008.

ATTEST:

CODORUS TOWNSHIP PLANNING
COMMISSION

By: Richard L. Masumet
Secretary

Thomas C. Moore
Thomas C. Moore
Chairman

CODORUS TOWNSHIP PLANNING COMMISSION
FEBRUARY 28, 2008

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, Engineer Mike Endler and Zoning Officer Bill Fogle.

There were no public comments.

Darrell Bryant and Mark Krebs were present with questions about the Mark Krebs subdivision. There had been an old maintenance agreement for the road. Storm water management for the road was discussed. A new maintenance agreement will be needed for the upper part of the driveway. The road needs to be completed and storm water taken care of. A 16 ft. wide, with a 6 " deep compacted crushed stone driveway needs to be completed before the permit is issued.

Robert Adams and Earl Gray had a revised sketch plan. A subdivision plan is needed and a merger agreement. Storm water management needs to be addressed. The sight distance should be okay. The right-of-way needs to be 25 ft. It is zoned rural residential. The driveway needs to be roughed in to finish grade before the building permit will be issued.

A perc test needs to be made and a septic concept prepared and approved.

Mike Hollins was present with questions about his property on Roser Road. He has some questions about a culvert and swale along the road. Lamar and Laverne will check on this. The farm is approximately 80 acres and he would like to split it in the future. The acreage must be established to determine the lot quota.

Dan Rogers- the Donald Meckley farm sketch plan. The home location needs to be shown. There are 2 allocations in Codorus Township, 14 acres and 1 acre. A subdivision plan will be needed for Codorus Township. Storm water management needs to be addressed. A perc test and maintenance agreement are needed.

Jim Markel had questions about an add on subdivision for the former Nace Farm on Hildebrand Road. The Board discussed the possibility of moving building rights for the prospective purchase of adjoining property.

Shaeffer Legacy L.P. Gordon Brown. The Board discussed locations of 2 lots on 23 acres. There are 2 lots left from another tract. Should be able to put 4 homes in the same area along Rice Road. The Township will do a traffic survey.

The Steve and Camellia Gantz plan was reviewed. St. Jacobs Stone Church will need a merger agreement. The plan still needs signatures. Deborah made the motion to pass the plan subject to signatures and the merger agreement. Richard made the second. The plan was passed and signed. The Supervisors will act on the plan next.

February 28, 2008

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Bill Fogle gave his report. There was some discussion about Martins proposed chicken house.

Tom reported on the proposed pipeline. There are 24 land owners in the Township directly affected by the project. He suggested that the Planning Board consider a resolution to have an alternate route to cross the Township including co-locating on existing pipeline right-of-ways.

He suggested that the Supervisors try to get the attention of the pipeline Company by writing a letter to the proper people to get information for Township citizens. Tom read a letter he composed to send to Township citizens. A public meeting is scheduled at Susquehannock High School for April 8th at 6:00 P.M. Solicitor Malone will draft a resolution to relocate or use existing active right-of-way in the Township.

Tom made the motion to prepare and adopt the resolution. Richard made the second. The motion passed. Deborah refrained from approval until she see the proposed document.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary

CODORUS TOWNSHIP PLANNING COMMISSION
JANUARY 31, 2008

The meeting opened at 7:00 P.M. with the Pledge to the flag.

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

The minutes were reviewed. In the 1st paragraph Renolds should be Rennoll. In the paragraph beginning with Gordon Brown the word acres should be area. The minutes were then approved.

John Brenneman wants to put a mobile home on his property on Buffalo Valley Road. The property has a dwelling right. He will need a subdivision plan.

The Bonnie Homes subdivision plan was reviewed. It is near the George Sharp property on Foxtail Road. They would be willing to give up a building right for an oversized lot. This is the former Rennoll Farm. It should be okay to do the perc test and survey.

Gordon Brown representing Schaeffer Legacy L.P. The plan shows tract #1 103 acres, #2 21 acres. One will have to be identified with the residual of the property. The location of the remainder of the lots should be identified. There were questions about the location of the entrance of the proposed driveway and the proper sight distance. The county comments were discussed and will be complied with. A road maintenance agreement will be needed.

Gordon Brown representing Steven and Camellia Gantz presented the plan to sell 1.900 acres to St. Jacobs Stone Church. Lot #1 contains 46.963 acres and lot #2 contains 1.900 acres. The York County comments were reviewed. Contour lines were requested by the county will not be required. Deb made a motion to okay the contour lines at 20ft. intervals. The motion carried following a second by Tom. A merger agreement will be needed. The plan should be okay with proper signatures and the non-building module signed.

Mark Krebs was present with his subdivision plan. It has access to Hildebrand Road. Lot #1 is 7.71 acres and lot #2 is 2.00 acres. A private road maintenance agreement will be needed. York County comments were reviewed. The Planning module needs to be signed and sent to DEP. Richard made the motion to sign the module. Tom made the second. The module was signed. The calculations for Stormwater runoff needs to be checked to be sure it is okay for the size of the house.

Lamar and Bob will check the road area to see if it is okay for water runoff. The access right-of-way needs to be established and a maintenance agreement is needed.

Dan Rogers had questions on the Donald Meckley property. The property has no road frontage and 2 building rights. It can be sold with the Township line as a boundary. It contains approximately 17 acres. Could possibly be sold as a 15 acre lot and a 2 acre lot. A 25 ft. right-of-way and a road maintenance agreement will be needed.

Shawn Greer was present relating to the Dillon property on Ridge Road. There are possibly 3 dwelling possibilities if the trailer would be removed.

David Tuten has property along Narrow Gauge Road. A house on the property has no building right. He would like to buy a lot from Jim Bailey. The plan should be approximately 200x250 and not approved for a dwelling at this time. A merger agreement will be needed. The subdivision should be around the new house. He was told to deal with Jim Bailey and do a subdivision.

Earl Gray had questions about his property along Shaffers Church Road. He would have to re-survey to keep from losing out on Clean and Green. It will need to be less then 2 acres. He will need a perc and probe. He will be able to attach the properties later with a merger agreement. He needs a subdivision plan to separate the properties.

Tom discussed issues on the up coming pipe line crossing the Township and the possibility of it using other easements in the Township.

Bill Fogle reported no permits issued during the month.

The meeting adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary