

CODORUS TOWNSHIP PLANNING COMMISSION

December 10, 2009

Board members present: Tom Moore, Richard Masimore, , Lamar Glatfelter, Rick Sechrist, Deborah Slawson. Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle, Jeff Shue C.S. Davidson

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

The meeting opened with Pledge to the flag.

The minutes were approved as corrected.

There were no public comments.

Alton Glatfelter presented his plan for separating the two existing houses on Pierceville Rd. The pan handle was changed to the approval of the commission. Deborah made a motion to sign the plan. Richard seconded. Motion carried.

Josh George from Powers Homes was here to address the C.S. Davidson letter dated December 9<sup>th</sup>. Jeff Shue went over the letter with the commission. Richard made a motion that the preliminary plan be given conditional approval with respect to the Davidson letter with the exclusion of number 2 of the letter in respect to zoning (deed restrictions), but the Board of supervisors not sign without an E&S plan, Highway Occupancy Permit, and LOMAR letter or until all conditions met in regards to the existing FEMA floodplain. Lamar seconded. Motion carried.

The special exception for the sewage treatment pump station application was discussed. Deborah made a motion to recommend that the special exception pump station application as identified in the Act 537 plan on Codorus Lane, which was previously approved and which time has elapsed on be reapproved by the Zoning Hearing Board. Tom seconded. Motion carried.

Bill Fogle gave the Zoning Officer's report.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted

William A Fogle III  
Zoning Officer

CODORUS TOWNSHIP PLANNING COMMISSION

October 29, 2009

Board members present: Tom Moore, Richard Masimore, , Lamar Glatfelter, Rick Sechrist, Deborah Slawson. Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle.

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

The meeting opened with Pledge to the flag.

The minutes were approved .

There were no public comments.

David Tuten was back with plan. Changes were made showing no dwelling rights left. The driveway agreement was presented and approved, as well as the sewage review. The merger agreement has been sent to the bank in Buffalo. The waiver of time limitations was signed by Mr. Tuten. Tom made a motion to sign the plan with these conditions: driveway must be completed and the merger and driveway agreement signed by the Board of Supervisors. Lamar seconded. Motion carried.

The Nuri subdivision was shown again. C.S. Davidson letter was addressed and storm water has been approved. The house storm water is not included in this and will be addressed at the time of the building permit. There needs to be a driveway agreement needs to be presented. A time waiver was given to be signed. The driveway will need to be built or must be bonded.

Josh George presented Hills at Valley View. The waivers for the development were addressed. Fema floodplain map does not match reality. Must get a LOMAR letter of change that the township will need to sign. There are three lots affected by this. A motion was made to forward the waivers to the Supervisors by Richard. Tom seconded. Motion carried.

The lot for the Wastewater treatment plant was presented. Deborah made a motion to sign the plan. Richard seconded. Motion carried.

Bill Fogle gave the Zoning Officer's report.

The meeting was adjourned at 9:05 P.M.

Respectfully submitted

William A Fogle III  
Zoning Officer

CODORUS TOWNSHIP PLANNING COMMISSION

September 24, 2009

Board members present: Tom Moore, Richard Masimore, , Lamar Glatfelter, Rick Sechrist. Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle.

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

The meeting opened with Pledge to the flag.

The minutes were approved with the following change. Jim Markel paragraph, the last sentence should read, " The board sees substantial problems with this,"

There were no public comments.

David Tuten presented his subdivision plan. York county comments were addressed. Number fourteen should be changed to show that there are no building rights left. A merger agreement and a driveway agreement must be signed. Bill Deal must do a septic review. The driveway needs to be widened and stoned to a width of sixteen feet where it is shared. Must be completed before plan is signed or a bond must be posted.

Josh George presented Hills at Valley View. C.S. Davidson letter was reviewed. Dep has to redesign stormwater to save wetland areas.

Davis hearing. The commission makes no comment on hearing.

Bill Fogle gave the Zoning Officer's report.

The meeting was adjourned at 9:05 P.M.

Respectfully submitted

William A Fogle III  
Zoning Officer

CODORUS TOWNSHIP PLANNING COMMISSION

August 27, 2009

Board members present: Tom Moore, Richard Masimore, , Lamar Glatfelter, Rick Sechrist, Deborah Slawson. Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle.

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

The meeting opened with Pledge to the flag.

The minutes were approved as presented.

There were no public comments.

William Davis and Debra Smith had issues with the Zoning Officers enforcement of an illegal dwelling. They were told they would have a hearing before the Zoning Board.

Jim Markel had questions about subdivision. He may need more than one acre to accommodate for sewage for the existing old house. He also had questions about building a pool house to live in while he builds the new home. The board sees few problems with this, but the Zoning officer will make the final decision whether he may do so.

Wendy Tracy –Nuri plan was presented. C.S.Davidson letter was discussed with them still having concerns with the storm water.

The Commission looked at the cell tower application for Pierceville Rd. They have no recommendation for or against, but would recommend a denial on the variance for land development. The Commission wants to see a land development.

Earl Gray and his wife had concerns over the driveway agreement. They do not want the Township to be able to enter their property. If they want a driveway permit they must sign the agreement as is.

Charlie Wherley had questions on the Ruth Markel property off 616. The right of way for a driveway is to be twenty five foot wide.

Comprehensive plan review dates were discussed for the 6<sup>th</sup> or 20<sup>th</sup> at 7 pm. Cecile will strike all references to Glenville in the sewage update.

Bill Fogle gave the Zoning Officer's report.

The meeting was adjourned at 8:56 P.M.

Respectfully submitted

William A Fogle III  
Zoning Officer

# CODORUS TOWNSHIP PLANNING COMMISSION

July 30, 2009

Board members present: Tom Moore, Richard Masimore, , Lamar Glatfelter, Rick Sechrist, Deborah Slawson. Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle.

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

The meeting opened with Pledge to the flag.

The minutes were approved as presented.

There were no public comments.

Wendy Tracy –Nuri plan was presented. C.S.Davidson letter was discussed with them still having concerns with the stormwater. Percs should be done at seepage pit locations and pit information should be on plans. The burm detail should be shown to match plans. Stormwater will be sent back for Davidson approval. A driveway agreement needs to show lot 1 is responsible for maintenance of access drive and stormwater maintenance.

Stone Church subdivision was looked at again. The Township received a denial letter from PennDOT for the highway occupancy permit and an approval letter from C.S. Davidson on the stormwater. The highway permit has been resubmitted. Jim Holley asked for conditional approval with the following conditions:

1. Approval of highway occupancy permit by PennDOT
2. Improvement bond waiver agreement
3. An E&S adequate letter by the Conservation District

Tom made the motion for conditional approval with those conditions. Richard 2<sup>nd</sup> Motion carried.

Shawn Greer had questions in regards to the Dillon property on Ridge rd. There is one building right left. Wants to put house on what are soil maps show as Class 2 soil. Was some discussion whether it was actually Class 2 soil, a certified soil scientist should be hired if he wants to dispute soil types.

Bob Adams and Earl Gray presented plan. Jeff Shue presented C.S. Davidson letter on stormwater review. The infiltration results should show location and depths. There was concern about final swale and wash-out onto Shaffers Church Rd. They agreed to pave or concrete the first twenty five feet of the driveway to solve this problem. A driveway agreement is also needed. Richard made a motion to give conditional approval with the following conditions

1. An approved driveway agreement
2. An approval letter from C.S. Davidson on stormwater infiltration pits.

Lamar seconded. Motion carried. No building permit will be issued until driveway has been completed.

Dan Rogers plan has not been able to get highway occupancy permit. Will not release plan until that has been resolved and all fees are paid. After ninety days the plan will need to be resigned.

The Uhlman property on Shaffers Church Rd. has three building rights.

There will be a comp plan workshop on Tuesday August 18<sup>th</sup> at 7pm

Deborah reviewed the zoning changes. Deborah made a motion to advertise the changes to the Zoning Ordinance. Richard seconded Motion carried.

Bill Fogle gave the Zoning Officer's report.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted

William A Fogle III  
Zoning Officer

CODORUS TOWNSHIP PLANNING COMMISSION  
JUNE 25, 2009

Board members present: Tom Moore, Richard Masimore, Lamar Glatfelter, and Rick Sechrist... Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle.

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

The meeting opened with Pledge to the flag.

The minutes were approved with following changes. First paragraph should read "and Rodger's wife's signature". Robert Rebert's name was misspelled.

There were no public comments.

Doug Crawford presented Brian Baer's plan for signatures. Planning Commission allowed Doug to put a change on Lot 2, the pin was changed to a ten inch chestnut oak. Tom made a motion to sign the plan. Richard seconded. Motion carried. Plan was signed.

Wendy Tracy -Neri plan was presented. York County comments were addressed. C.S.Davidson letter was discussed with them still having concerns with the stormwater. Stormwater will be sent back for Davidson approval.

Alton Galtfelter's plan was submitted for the first time. Atty Malone said there are questions on his other lots behind this subdivision and access issues that he has been hired by Alton to look at. No action was taken by the Planning Commission.

Stone Church subdivision was looked at again. The stormwater retention basin behind the church has been removed and stormwater recalculations have been sent to Davidson. The new basin will be piped directly to the lower basin on Sticks Rd. Penndot permits have not been received. Atty. Malone made a suggestion that St. Jacobs sign an agreement that no U & O be given until stormwater requirements have been met. There was a waiver request on bond requirements for stormwater improvements being dropped if they signed the above suggested agreement. Richard made a motion to waive bond requirements for stormwater improvements, if an agreement is signed. Tom seconded. Motion carried. Atty. Malone will review such agreement.

Bill Fogle gave the Zoning Officer's report.

Atty Malone reviewed changes to the Zoning Ordinance.

The meeting was adjourned at 8:10 P.M.

Respectfully submitted

William A Fogle III  
Zoning Officer

CODORUS TOWNSHIP PLANNING COMMISSION  
MAY 28, 2009

Board members present: Tom Moore, Richard Masimore, , Lamar Glatfelter, Rick Sechrist, Debra Slawson. Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle.

The meeting was called to order at 7:00 P.M.  
The meeting opened with Pledge to the flag.  
The minutes were approved as presented.  
There were no public comments.

Dan Rodgers presented plan on Grave Run. A driveway agreement must be presented to file with the plan. Atty Malone will review the agreement. There was a motion for conditional approval with a contingency on a driveway agreement approved by Atty. Malone and his wifes signature on the plans. Deb made the motion. Rick seconded. Motion carried.

Brian Baer presented subdivision plan. York county comments were addressed. Driveway needs a sight distance waiver since Schuman Rd. is 55 mph. Motion was was made to sign the plan contingent on planning module approval and right of way changes. Richard made the motion. Rick seconded. Motion carried. Motion was made to recommend waiver of sight distance requirements to Supervisors. Tom made the motion. Lamar seconded. Motion carried.

Wendy Tracy -Neri plan was presented. The size and shape of the lot was discussed, it should remain the same. Marsha Mcnigh had questions on driveway and property line. Neither had an impact on the subdivision plan. York county comments were not addressed. Stormwater design was presented and new calculations will be addressed to include the house. C.S. Davidson will review stormwater requirements.

Earl Gray's plan was not reviewed until a stormwater plan has been presented. An engineered study must be done and approved to address driveway stormwater.

Bill Fogle gave the Zoning Officer's report. Errors in the Zoning ordinance were discussed. The Tuten subdivision is in it's beginning stages.

The Planning Commission made a recommendation for Debra Slawson to serve another term.

Robert Rehbert was discussed. Rezoning was discussed and the Planning Commission has recommended no changes to the Codorus Township zoning.

Brian Kaltrieder discussed the Act 167 plan meeting he attended.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted

William A Fogle III



CODORUS TOWNSHIP PLANNING COMMISSION  
APRIL 30, 2009

Board members present: Richard Masimore, , Lamar Glatfelter, Rick Sechrist, Debra Slawson. Others present were Attorney Gilbert Malone, Supervisor Brian Kaltreider and Zoning Officer Bill Fogle.

The meeting was called to order at 7:00 P.M.  
The meeting opened with Pledge to the flag.  
The minutes were approved as presented.  
There were no public comments.

Doug Crawford presented the sewage module for Brian Baer subdivision. Lamar made the motion to sign the module, Richard seconded, vote, motion carried. Doug presented Wendy Nuri's sewage module. Debra made the motion to sign the module, Richard seconded, vote, motion carried.

Sonny Bullaj had questions on where he could subdivide. Both parcels were owned by Kohler DH-7 DG-82. The lot should come off Cherry Run in the low quality ag soil.

Alton Glatfelter presented a sketch plan to subdivide his existing two dwelling lot. The pan handle sketch was denied due to not meeting minimum square footage requirements. The plan using a twenty five foot right of way will meet requirements, approval to proceed with subdivision plan.

Chris Rice presented zoning hearing applications for cell towers. The first will be collocated on the Jefferson water tower. Rick made the motion to recommend approval, Debra seconded, voted, motion carried. The second will be located on Catholic Valley Rd, owned by the Carothers. Soil types and access road were studied Richard made the motion to recommend approval, Lamar seconded, vote, motion carried.

Bob Adams presented the sewage module for Earl Grey property. Debra made the motion to sign the module, Lamar seconded, vote, motion carried. The subdivision plan will not be signed until a stormwater plan for the driveway has been reviewed and approved by the Township engineer.

Attorney Malone discussed changes to the Zoning ordinance. Ordinance 09-01 needs to be changed, the numbers in regards to each district are already taken. Section 503 in the zoning, as well as zoning hearing section, the existing soil types should be change to incorporate the new soil type numbers the State is using.

Bill Fogle gave the Zoning Officer's report. Changes were discussed in regards to subdivisions and keeping all plans at the Township.

The meeting was adjourned at 9:30 P.M.

Respectfully submitted

William A Fogle III  
Zoning Officer

Codorus Township Planning Commission  
March 26, 2009

The meeting opened with the Pledge to the flag.

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

The minutes were approved as presented.

There were no public comments.

Brandon Clayton had questions on Brush Valley property owned by Dennis Barry. It was determined that there are no building rights left on the property, but would like to build an additional house on it. He was told he will have to buy the right from an adjoining land owner. He will look into buying the five acres behind him.

Alice Jacobs had questions regarding purchasing land from her brother on Steltz road. Her lot is one and a half acres and her brother's is two and six tenths. She was told she may as long as her lot ends up equal to her brother's original acreage. She is to proceed with a subdivision plan and return.

Bill Fogle presented the Zoning officers report.

The Meeting was adjourned.

Respectfully submitted

William A Fogle III  
Zoning Officer

Codorus Township Planning Commission  
February 26, 2009

The Codorus Township Planning Commission met on February 26, 2009. Board members present were: Tom Moore, Lamar Glatfelter, Deborah Slawson and Richard Masimore. Others present were: Brian Kaltreider, Attorney Malone, Jeff Shue of C. S. Davidson and Bill Fogle.

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

The last meeting minutes were reviewed. A spelling error was corrected. Bonnie Homes not Holmes. The minutes were approved as corrected.

No Public comments.

Dan Rodgers presented sewage modules for signatures. Tom made a motion to sign the module, seconded by Richard. The motion carried. The driveway maintenance agreement was presented. Jeff Shue presented comments. They need a state highway permit for driveway and driveway is to be installed prior to subdivision signing. The plan must also state that there are no building rights left in the Township.

Josh George presented a revised plan for the Forbes property. DEP pulled their permit due to changes in stormwater. They are addressing changes. These changes will reduce the number of lots. Will have to request a waiver from subdivision for the number of lots on cul-de-sac. Josh will present new plan of roads and access drives to emergency responders in area.

St. Jacobs Church plan was reviewed. The Stormwater basin is still a problem if it doesn't infiltrate, but may be able to put pipe in so if it fails can be sent to storm drain. Penn Dot permit may turn over maintenance of culverts to Township. A development agreement may be needed to address these issues.

Bonnie Homes plan was discussed in aspects to driveway location. Deborah made a motion to put the driveway at Foxtail Ln. Tom seconded the motion. The motion carried. She will bring this up with the Supervisors.

Wendy Nuri presented a sketch plan. Location seems to be okay. Lot needs to be one acre and the driveway will need stormwater plan.

Bill Fogle gave the Zoning Officer report. Discussed Township getting easement right-of-way rights from people who present plans over three lots for others to use.

Attorney Malone discussed the Mummert maintenance agreement. Householders will not sign. Bill will go inform them if they do not sign they will be responsible for entire maintenance.

The meeting adjourned at 10:00 P.M.

Respectfully submitted  
William Fogle  
Zoning Officer

Codorus Township Planning Commission  
January 29, 2009

Board members present Richard Masimore, Tom Moore, Lamar Glatfelter. Others present: Attorney Malone, Brian Kaltreider, Bill Fogle and Jeff Shue of C. S. Davidson.

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

The last meeting minutes were amended. Paragraph seven should read "Shentel Cell Tower Zoning Hearing Review".

Public Comments – none

Brian Baer presented a plan to take off two building lots on his Schuman Rd. property. One near the Morton building and the other down the farm lane. Planning Commission gave the go ahead for them to proceed with a subdivision plan. The Planning Commission stated the lots may only be one acre lots.

St. Jacobs Church presented subdivision plan. York county comments were reviewed and addressed. Jeff Shue presented C. S. Davidson's review. Seepage pit #9 is a major concern for infiltration and location in regards to septic field. The plan should be phased for future building and parking lots. A waiver will be needed for the access drive to property. Richard made motion to grant waiver. Tom seconded the motion. The motion carried. The Planning Commission will check if time waiver was signed.

Wendy Neri had subdivision questions on Tracy property on Watertank Rd. Lot location is to be off Watertank Rd. Lot must stay in woods in class 6 soils. Lot should be only one acre unless more is needed for perc and driveway. The driveway must have a stormwater plan approved for subdivision. A sketch plan should be presented before the commission.

David Tuten purchased the Bailey property off Narrow Gauge to gain a building right to keep the log house as a dwelling. He is to decide whether to do a subdivision or a land development. Will return to Board.

Bonnie Holmes informed commission that the Bedgars will not give an easement to use Fox Tail Lane for their subdivision. A new driveway location will be found. A site visit will be done to look at the impact on Agriculture by new locations.

Mark Seelig presented sketch plan for subdivision off Fair School Rd. Permission was granted from land and natural trust. Will use same right-of-way as existing log house. Driveway will have to meet new requirements. Given go ahead to proceed.

Jeff Shue presented the grant application for sewer design. A letter of support was presented and signed.

Plan review process was discussed. The commission decided that all plans will go to the commission first then the Planning Commission will forward them to C.S. Davidson. No plans will be reviewed without Planning Commission approval.

Attorney Malone will check on process of the new zoning books.

Bill Fogle gave the zoning officer report. Zoning Hearing Board granted the variance for the cell tower. York County upheld the Zoning Hearing Board decision on Smith. Now it is going before the Commonwealth.

Meeting adjourned 8:55 P.M.

Respectfully submitted,

William Fogle  
Zoning Officer