

February 14, 1990

The Board of Supervisors of Codorus Township met in regular session on Wednesday, February 14 at 7:30 P.M. Board members present were: Lamar Glatfelter, Leroy Thoman and Charles Wehrly. Others present were: Mr. & Mrs. Sterling Shearer, Larry Lucabaugh, Solicitor John Herrold, Mahlon Stambaugh, Irvin Rappoldt, James Miller, Ken Mistovich, Richard Hart and Nelson Brenneman.

Chairman Glatfelter opened the meeting with the pledge to the Flag.

The minutes were approved as individually read.

The minutes of the January Planning Commission were reviewed.

The treasurer's report was presented to the Board members.

Mr. & Mrs. Sterling Shearer were again present with the proposed subdivision of their property. Solicitor Herrold had reviewed the Township Zoning Ordinance regarding this proposed plan. He stated that under the terms of the ordinance, this is not a permissible subdivision, and that only the Zoning Hearing Board could grant a variance. The Board of Supervisors may grant a waiver for a Subdivision Ordinance, but not for a Zoning Ordinance. Solicitor Herrold also stated that the Zoning Ordinance could be changed by an amendment regarding contiguous tracts.

After some discussion, Leroy Thoman made a motion to approve the Sterling & Velma Shearer subdivision plan, seconded by Charles Wehrly. Lamar Glatfelter abstained from voting. The motion passed by majority vote. Lamar Glatfelter stated that he doesn't agree with the Zoning Ordinance as written regarding contiguous tracts, but he feels it would not be right to approve the plan until the ordinance is changed.

Larry Lucabaugh brought up the subject of transferring of building rights, but was told to come to the next Planning Commission meeting.

James Miller, Ken Mistovich and Richard Hart were all present regarding the Richard Townsend proposed subdivision along Miller Road. At the January Planning Commission meeting, the commission gave Mr. Townsend approval to subdivide four lots from the twenty acre tract he owns along Miller Road. He has a quota of 2 lots for this tract and a quota of 2 lots for his farm along Krebs Road. According to the Planning Commission, the balance of the 20 acre tract, after the lots are taken off, would be added to his farm and would become a part of the farm, and could not be sold separately.

James Miller wanted to know the reason for the Planning Commission granting Mr. Townsend the transfer of the 2 lots from his farm to the 20 acre tract. He feels that the 2 lots for the farm should be taken off the farm and not transferred to the 20 acre tract. Mr. Miller wants the Board to consider the impact four new homes would have on Miller Road and since the action of the Planning Commission in granting Mr. Townsend approval for his quota to be used on this 20 acre tract would not be in the spirit of the Township Zoning Ordinance.

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Ken Mistovich who lives along Miller Road is concerned about the water run-off from four new homes, and fears he will have a real problem if ground is broken for four homes above him. He is also concerned about septic and well water problems. Mr. Mistovich also asked if the transferring of lots from one tract to another is legal. He asked the Board to come out and take a look at the property and the diversion ditches. Mr. Mistovich stated he had put considerable time and money in renovating his home and he doesn't want anything to happen that would be detrimental to his property.

Hart

Mr. Richard/stated he had the same concerns as those of James Miller and Ken Mistovich. He just moved to the area because of the low density housing and would like to see it kept that way.

James Miller stated that by allowing Townsend to take all four lots along Miller Road would not be preserving farm land.

Mr. Miller, Mr. Mistovich and Mr. Richard Hart were all asked to attend the Planning Commission on February 22 to make their concerns known to the commission.

Nelson Brenneman reported that he has not seen any truck loads of trash going to the Curtis farm. Irvin Rappoldt has not had a chance to visit the Curtis property to check out the property for violations.

Mahlon Stambaugh gave the report of sewage permits issued during the past month. He reported that Jake Miller is working on a design for a septic system at the Sinsheim property he owns. Mr. Stambaugh told him that he would have to stay away from the Railroad right-of-way.

Solicitor Herrold reported that he had not heard from Leo Hartlaub, Jr. or Steven Gantz regarding the letters he sent to them in January regarding the businesses they are operating illegally. Irvin Rappoldt will be asked to visit these two properties to see if they are in violation of the ordinance.

Chairman Glatfelter reported that Dale Hersh of Jefferson Borough Council had talked to him regarding police protection. The Borough is considering hiring a full time policeman and wanted to know if Codorus Township would be interested buying police protection from the Borough. No decision was made on this.

The Board discussed making some changes to the Township Zoning Ordinance before having new books printed. Sections 703, 904 and 1006 were some of the sections for which changes are needed.

Irvin Rappoldt gave the Zoning Officer report for January and also read the summary of activity for the year 1989. Mr. Rappoldt stated he would need Township maps for his reporting on new construction. The Board gave him the authority to get the maps needed at the Court House.

The Board asked Mr. Rappoldt to finish the work he has started on inground swimming pool violations regarding fences.

Charles Wehrly reported that the new construction planned for Tome Road this year may not materialize. The Board will decide later on where to use State Liquid Fuels monies for new construction.

The bills were presented to the Board for payment.

Leroy Thoman made a motion to pay the bills, seconded by Charles Wehrly. This motion passed.

Lamar Glatfelter made a motion to adjourn at 10:15, seconded by Leroy Thoman.

Respectfully submitted,

Goldie Day
Goldie Day, Secretary