

August 6, 1998

The Codorus Township Board of Supervisors met in regular session on Thursday, August 6, 1998 at 7:30 P.M. in the Township office. Board members present were: Lamar Glatfelter, Brian Baer and Goldie Day. Others present were Mary Jane Crawford, Dave Rehbein, Tom Moore, Wayne Lehr, Janie Busch, Marsha McKnight, Troy Snyder, Gerry Jones, David & Cecile Feters, Mr. & Mrs. Gary Anderson, Paula Denton, Linda Hopkins, Charles Wheat, Harry Stamer, Tina Sterner, Jami Van Scoyoc, Robert Finke and John Kovach.

Chairman Glatfelter called the meeting with the Pledge.

The minutes were approved as written. The treasurer's report was given to the Board members.

Janie Busch wanted to know if she would be permitted to have a topiary garden, raising and selling topiaries. She would also like to have garden tours by clubs and invited guests only. She would like to build a conservatory where she could entertain invited guests with her music and perhaps serve lunch. She may also wish to have weddings at the property.

The Board sees no problem with Mrs. Busch's request to operate as a home occupation.

Lamar Glatfelter made a motion that a home occupation permit be granted to Janie Busch for the above, seconded by Brian Baer. This motion carried.

Troy Snyder, Fire Chief for the Jefferson Volunteer Fire Company talked about the street widths needed for fire fighting equipment. The fire trucks are almost 10 ft wide, 14 ft. wide with the doors open. A second piece of 10 ft. wide equipment would also need room to pass the fire truck. He feels that a 26 ft. wide street is not enough space for emergency equipment when on street parking is allowed.

Mr. Snyder also wants the Township to make sure that a developer has fire hydrants installed before any building starts and that fire sprinklers be installed in multiple dwellings. The developer should also provide a water source for fire fighting.

Mr. Snyder also reported that there were no problems with the Fireworks Production business this summer.

Mrs. Cecile Feters read her comments to the Codorus Board of Supervisors regarding her concerns on the proposed ordinance #98-2. The 2 - pages of her comments are attached as Attachment A-1 & A-2 and become a permanent part of these minutes.

Cecile also wanted to know why the Planning Commission and Board of Supervisors rejected the YCPC comment on limiting open space to 10 acre parcels instead of five acres.

Cecile reported that she had visited four open space developments where more off street parking is provided for. She feels that each dwelling should have three parking spaces.

Chairman Glatfelter reported that he had also visited some open space developments.

David Fetters had some questions about the proposed ordinance and said he couldn't understand why it was done the way it was. He wants to know that if 40% of a property is not developable what will the open space be used for.

Sue Anderson stated that she felt the Board of Supervisors is here to represent the people and the Board seems to be ignoring peoples opinions.

Chairman Glatfelter told her that the Board has a choice to do or not to do something to change the proposed ordinance, and that the Board will try to satisfy as many people as it can, but it can't please everyone.

Marsha McKnight had some comments and Mrs. Linda Hopkins asked if the adoption of the ordinance is a done deal or will the Township revisit the ordinance.

Paula Denton talked about the social impact the open space development would have. She feels that people should have more space for snow removal, etc.

Chairman Glatfelter thanked everyone for their opinion. The Board will look at the proposed Open Space Ordinance and see if any changes should be made before adoption.

Mary Jane Crawford presented the Lettie Hack final subdivision plan. Two building lots are being taken off along Chestnut Grove Road. The \$1,000 recreation fee was paid (\$500.00 for each lot).

Goldie Day made a motion to approve the Lettie Hack subdivision plan, seconded by Brian Baer. The motion carried.

Jami Van Scoyoc wanted to know if the Supervisors had read the article she dropped off earlier about a fireworks bunker explosion in Union Township, Lawrence County. Some board members had read the article which described the damage to surrounding properties. She wanted to know if the Township can do something to get the fireworks out of the Township. She doesn't feel that anyone would buy their property due to the fireworks storage next door.

Harry Stamer of Catholic Valley Road spoke about the inferior mobile homes that William Myers has placed as rental units on his farm. This makes the area look like a slum area. The landlord is not a very good neighbor. He piles chicken manure and leaves it on a pile. He doesn't plow it under.

Tina Sterner who also lives on Catholic Valley Road adjacent to the Myers farm is very much concerned about the huge pile of manure that is next to her house, probably some of it on the Sterner land. Chicken parts are in the manure. She wants something done since this is a health hazard.



The Board told Mr. Stamer and Mrs. Sterner that William Myers will not listen to what anyone says. He will do things to agitate. The Board will try to get some literature from York County Conservation regarding the State Nutrient Management Act. Mrs. Sterner says she is going to the County, State & Federal authorities until something is done concerning the manure and fly problem at the Myers farm.

Gerry Jones wanted to know if anything is being done regarding the junk at the Cleveland Thompson property at the corner of Lineboro Rd. & Rt 851. He was told that the Zoning Officer had sent an enforcement notice to Mr. Thompson, giving him 30 days to clean up or face charges.

Tim Steger gave the roadmaster report.

He reported that the dry hydrant has been installed at the Donald Young property. Cliff Masters (Krebs Road) has expressed an interest in having a dry hydrant at his new pond.

Tim wanted to know if the Township would pay Manheim Township for material used to resurface the small section of Wool Mill Road from S.R. 216 to the railroad tracks. Manheim will be doing the balance of Wool Mill Road and will be willing to do this small section. Tim was told that the Township would pay for the material for this job.

Tim reported that 4 tires are needed for the 1987 International Dump Truck. He would like to change over to tubeless tires. The Board told him to go ahead.

Wayne Lehr (Reservoir Rd.) asked if the Township would replace a sign "Tractor Crossing" at his property to replace one that has been stolen. This will be done.

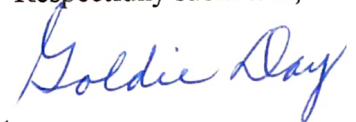
The bills were presented to the Board. Brian Baer made a motion to pay the bills, seconded by Lamar Glatfelter. This motion carried.

The Township will order signs for private roads: White Lane, Melvin Lane, Spirit Lane, Winding Lane.

The Board will decide on any changes to the proposed Open Space Ordinance before the August 12<sup>th</sup> meeting.

The meeting adjourned at 9:45 P.M. on motion by Lamar Glatfelter.

Respectfully submitted,



Goldie Day, Secretary

COMMENT TO THE CODORUS TOWNSHIP BOARD OF SUPERVISORS  
CONCERNING PROPOSED ORDINANCE 98-2:

First of all let me say that I speak from experience. I lived in a row house for 15 years (14 years in Philadelphia and 1 year on "the Loop" in downtown York). I lived in a 2-family house for 6 years, and an apartment complex for almost 2 years before moving to Codorus Township. In all of these cases (except the apartment complex), the streets were wide enough to allow parking on both sides of the street and **also** to permit 2 lanes of traffic to flow unimpeded at the same time. All of these areas were also within walking distance of jobs, stores and other services, and all were close to public transportation, so that not everyone had to have a car. There were no school buses because the children walk to school in these areas, just as they do in Hanover and York City today. Fire equipment and snow removal equipment was bought to accommodate city streets.

But when urban housing is brought to a rural community, the children must be picked up by school buses, **every adult** must drive to work, and stores and services are miles away, thereby necessitating that each adult have at least one car. People who must drive long distances to work may even have 2 cars (a small compact to save gas mileage for 90% of the year, and a 4-wheel drive vehicle to get to work in snowy conditions).

Until now this Township has not had any developments where many people are packed into a small area (as proposed by this Ordinance). If you allow street cartways of 26 ft. **have you considered what will happen in the following scenarios:**

There is a fairly deep snow. Cars are parked on both sides of the roadway allowing only 1 travel lane. The snow plow comes through and covers these cars. Now people must shovel out their cars, shovel out their 20 ft. wide driveway. They cannot put the snow on the sidewalk (and in fact must shovel that also). They only have 20 feet left in front of their own doorway in the case of duplexes (lot width-40 ft.), and no room in front of their own doorway in the case of row houses (lot width-20 ft.) before the next property. Years of experience has shown that they **will** shovel it back into the street, thereby making the one traveling lane almost impassible again.

Recognizing this fact, the School District has in the past **refused** to take buses into narrow development streets and irate parents are constantly coming to the School Board meetings complaining about the distance their small children must walk to get the school bus (I have been at meetings within the last year where this has happened in Southern York County School District). In today's society, young children walking unattended by working parents, has become a real safety issue, and not because of traffic!

Finally, look at this picture and envision what happens in case of fire. Not only must a large fire truck get through, usually at least 1 ambulance and possibly a Medic Unit must respond. If a fire happens at night when there are 2 cars parked in each driveway and some cars parked on both sides of the street reducing travel to one lane, how do the fire trucks get adequate access? How far away will the ambulance have to park, thereby increasing the time EMT's will have to spend running back to their vehicle for needed supplies and/or transporting a patient on a gurney to the ambulance. Once the fire truck is in position, how far will the ambulance have to back up in order to exit the development?



Currently the Codorus Township Subdivision and Land Development Ordinance **only requires "one off-street parking space with access to a public street ...for each proposed dwelling unit"** (s.617). You can expect that developers will only provide what is **required** thereby forcing residents of a high density development to park in the street.

I have asked my personal attorney, who is also the solicitor for another York County municipality, how the wording of the proposed ordinance would be interpreted in a York County court if a developer **insists** on putting in only a 26 ft. cartway. He said that that would be the **maximum** cartway the Township could force him to put in. I believe that this is not adequate to protect the safety of future Codorus Township residents.

In neighboring Jefferson Borough, where they have experience dealing with curbs, sidewalks, and narrow lot width, the **minimum cartway for a "local, minor street" with lot frontage under 60 ft. is 36 ft. and they are now proposing to increase that size in the face of high density development.**

Therefore, I request that you return this Ordinance to the Planning Commission for further revision and ask them to eliminate the phrase "excepting that street widths may be reduced to 26 ft." from item #9, so that the Township can **require** future developments to provide at least 36 ft. cartways. I think it is also important to consider **where and how much** off-street parking should be required for row house and multifamily dwellings, as these people may want to have visitors from time to time, and with 20 ft. lot width (and a 2-car driveway) there will be no room in front of their dwellings for anyone to park. This situation should be considered **before** the development is built, or the new residents will soon be demanding that the "Open Space" be paved for parking for their friends and relatives when they visit.

Finally, I would like to ask you "Why" you chose to reject the York County Planning Commission's recommendation to limit this type of development to parcels of 10 acres or more, which they said is the standard in York County? The York County Planning Commission's "professional planning review states that **"the proposed minimum tract area of five (5) acres is too small to effectively preserve open space."** You would allow high density development on parcels of only 5 acres, and preserving 2 acres of "Open Space" does not seem to have gained very much, while allowing much smaller lot sizes than under the current Zoning Ordinance?

Thank you for your time.

Cecile H. Feters  
RR #2, Box 2298  
Spring Grove, PA 17362