

August 12, 1998

The Codorus Township Board of Supervisors met in regular session on August 12, 1998 at 7:30 P.M. in the Township office. Board members present were: Lamar Glatfelter, Brian Baer and Goldie Day. Others present were: Solicitor John Herrold, Irvin Rappoldt, David & Cecile Feters, Wayne Lehr, Charles Wheat, Jami Van Scoyoc, Rodney Krebs, Mr. & Mrs. Ralph Wright, Sr., Mr. & Mrs. Ralph Wright, Jr. and Robert Finke.

Chairman Glatfelter opened the meeting with the Pledge.

The minutes were approved as written.

Irvin Rappoldt gave the report of building permits issued during the month of July. He also reported that he has not heard from the enforcement notices he sent to Cleveland Thompson & Michael Dotson. The Board told Irvin to keep after the above violators.

The Lucabaugh's owners of the former Violet Thomas farm, wish to live in a mobile home while restoring the house. Irvin wanted to know if he should charge for a six month temporary permit fee. The Board told Irvin that the building permit fee may be waived.

Cecile Feters read from two pages of typed comments relating to the proposed open space ordinance. The comments are made a permanent part of these minutes - Attachment 1 and Attachment 1-A.

Cecile asked if the Township could require wider streets than the width listed in the Codorus Township Subdivision and Land Development Ordinance.

Solicitor Herrold replied that the most recent ordinance would be used for street widths.

Also, the solicitor told those present that the Board of Supervisors can waive or modify the subdivision regulations but the Zoning Hearing Board could grant a waiver of the Zoning Ordinance regulations. The Board cannot override a decision of the Zoning Hearing Board. Solicitor Herrold explained that if a developer complies with all terms and provisions of the ordinances, their subdivision plan must be approved. The Board can only control what we have in the ordinances.

The proposed open space ordinance proposes development that would be a permitted use. This would not require going before the Zoning Hearing Board for approval.

David Feters said he felt that his remarks made at the August 6th meeting were not stated correctly in the minutes. The Secretary told him that she is not required to record verbatim remarks or statements made during a meeting. Only a short summary is required.

Under old business Solicitor Herrold reported that he has not received the cooperative police service agreement from Amy Nelson, Solicitor for the Southern York County School District.

Charles Wheat had some remarks and questions about the school district proposing to use the Southern Regional Police to patrol the school property.

The Board asked Solicitor Herrold to prepare a right-of-way agreement between the Township and the White Rose Motorcycle Club for the Pentland Road Bridge replacement. This bridge is being replaced jointly by Codorus Township and Manheim Township. The White Rose Motorcycle Club property is the only property involved.

Jami Van Scoyoc asked if the Board members had read the article she dropped off last week about an explosion at a fireworks bunker in Union Township, Lawrence County. The Board replied that the article had been read. She also asked if there is anyway the Township can ban the fireworks facility in the Township. She stated that her husband, Charlie, is very upset about the fireworks business.

When the question of requiring sprinklers in new dwellings was brought up, Solicitor Herrold said that he has never seen a Zoning Ordinance that calls for the installation of sprinklers. This would be a building code requirement.

Ralph Wright, Jr. asked what benefit the proposed ordinance amendment is to the Township. He wanted to know why open space development is desirable and why the Supervisors are doing this. He would rather see this done by variance. Solicitor Herrold told him that this could not be a variance.

Chairman Glatfelter told Mr. Wright that the Zoning Ordinance was enacted in 1972-1974 and the Planning Commission and Supervisors were attempting to look at different types of development and felt that open space is a more desirable concept of development. Mr. Wright said he felt that the Township had pressure from developers to adopt the open space zoning. Goldie Day told Mr. Wright that this was not so, that no developer had brought this up to the Township.

Mr. Wright said he has never seen townhouses or apartments that look better than single family homes.

The residents were told that the Open Space ordinance proposed would not be acted upon at this meeting, but that the Planning Commission and Supervisors would take another look at the proposed ordinance to determine if any changes are to be made.

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

August 12, 1998
Page 3

Brian Baer made a motion to name several private roads on a list prepared by the secretary. Goldie Day seconded this motion. This motion carried.

Rodney Krebs asked if he needed a permit to raze some outbuildings on his farm. He was told that he should get a permit so the assessment could be changed.

The meeting adjourned at 9:00 P.M. on motion by Chairman Glatfelter.

Respectfully submitted,



Goldie Day, Secretary

August 12, 1998

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

First I would like to thank the Supervisors and the Planning Commission for taking the initiative to review the Township Zoning Ordinance in light of the fact that public sewer is imminent in the Jefferson area, which will open the Rural Suburban Residential District to new types of development. The Township needs to plan for this in light of current building practices so that whatever types of development come to this area will be properly planned, and will be accessible to all necessary public services.

I would like to re-iterate some points made by Troy Snyder, Fire Chief of the Jefferson Volunteer Fire Company, for your serious consideration. Troy speaks from experience as he is a professional firefighter with Baltimore County and therefore he sees daily the results of both well-planned and poorly planned developments.

Troy asked that you consider the following points:

1. Jefferson fire trucks are 9 1/2 - 10 ft. wide (including mirrors) and once they open compartment doors and hook hoses to the sides of trucks, they need an additional 4 ft. to work properly. Once 1 fire truck is in place (occupying 14 ft. of road width), at least 10 ft. is needed for another truck to pass to get into position or for an ambulance to pass, as many of these are also as wide as a camper. **Any on-street parking that is allowed should be beyond this 24 + ft. needed for clear travel by emergency vehicles.**

As I told you last week, in Jefferson where they already have curbs and sidewalks and small lots, the minimum street cartway for minor streets (when lot width is under 60 ft.) is 36 ft. and for cul-de-sacs is 34 ft. A new ordinance proposes to increase cul-de-sac cartway to 36 ft. and to widen other types of streets and restrict parking even for larger lots sizes. I have given you a copy of those Jefferson standards for your information.

2. If it is not already in Twp. ordinances, it is imperative **that fully-operational fire hydrants be required before any building takes place.** Particularly in the case of dwellings on small lots that are close together, some dwellings may be occupied while others are under construction, and fires in buildings under construction are much harder to control.

3. **Sprinklers should be required in all multi-family and row houses.** Troy told you that this only adds \$1.00/sq. ft. to the cost of construction, and since the living area can be from 200 sq. ft. (Sec. 616) to a maximum of 1950 sq. ft. (20% of 4875 x 2 stories) this would only add \$200-\$1950. to the cost of a dwelling unit--a small price to pay for lives and property saved.

As you can see by the attached news article, on Aug. 8, 14 people were left homeless by a row house fire in York City, where they have paid fire personnel on duty 24 hrs./day. The only reason lives were not lost was because a passerby saw smoke and woke sleeping people, but if no one had seen the smoke the outcome could have been fatal for a number of people (as it often is in rowhouse and apartment fires).

4. While this Ordinance only applies when public water (and therefore fire hydrants) are provided, Troy did ask that you **consider adding the following requirements to the Twp. Subdivision and Land Development Ordinance. Where no public water is available, developments of any number of dwellings over 6 must**

put in an underground water reservoir (usually 30,000 gal. water tanks) to provide an emergency supply in case of fire. Currently the taxpayers of Baltimore County are paying to put in such water supplies for single family developments without public water, since they have found that the tanker trucks of the local fire departments cannot effectively contain house fires without adequate water supply on site.

While Troy did not directly address the problem of cul-de-sacs in developments, I hope you will keep this in mind for any kind of development in the future. At the multi-family conversion house fire on Rte. 516 this past Spring (a farmhouse and addition converted to 5 apartments), there were 15 pieces of fire equipment on site. No one was at home, so no ambulances were needed in this case. Rte. 516 was closed for 12 hours by this fire. The neighboring house was **more than 20 ft. away** from the dwelling on fire. What would happen if a similar fire occurred at the **entrance** to a cul-de-sac occupied by 30 + homes, all within 20 ft. of one another. All the residents, and their vehicles would be confined to the cul-de-sac for the entire duration of the fire (except by walking past a very dangerous area). It would seem prudent to limit cul-de-sacs to small (3-4) units, spread far apart, close to an alternate escape route.

I once again ask that the Supervisors send Proposed Ordinance #98-2 back to the Planning Commission for further consideration, and if the Solicitor says that making changes which will increase the safety of future residents will necessitate re-advertising the Ordinance, my husband and I will make a gift of the cost of re-advertising the Ordinance to the Township. The firefighters from Jefferson who will have to respond to any emergencies and risk their lives in this area, are neighbors and friends of ours and anything that can be done to make their jobs less hazardous is well worth the cost.

Now I have a few questions for the Board and/or the Solicitor,

1. The current Codorus Twp. Subdivision & Land Development Ordinance (sec.700) has "minimum cartway width" of 28' for "Local Streets & cul-de-sac", then it says "Exceptions to Width Requirements: Provision for additional street width (right of way) may be required when determined to be necessary by the Township in specific cases for: --Public safety and convenience. --... Parking ...in areas of high density residential development." Under this Ordinance could the Twp. **currently** require wider streets if they deem it necessary in a certain development according to the layout, or would the Twp. **have to allow** a developer to put in 28' cartway?
2. When the Township Zoning Ordinance and Subdivision & Land Development Ordinances do not agree, which takes precedence? (Zoning Sec. 802 - Minimum Parking Space Required, 2/dwelling unit; Subdivision & Land Development s. 617 - "one off-street parking space with access to a public street shall be provided for each proposed dwelling unit.")
3. Does Codorus Twp. Zoning Ordinance have "Driveway/Access Drives" regulations, such as those I have attached from Jefferson Borough? I could not find them.

Thank you for your time.

Cecile H. Feters
RR #2, Spring Grove, Pa.