

October 14, 1998

The Codorus Township Board of Supervisors met in regular session on October 14, 1998 at 7:30 P.M. in the Township office. Board members present were: Brain Baer, Lamar Glatfelter and Goldie Day. Others present were: Solicitor Herrold, Irvin Rappoldt, Marsha McKnight, Cecile Feters, Charles Wheat and Robert Finke.

Chairman Glatfelter opened the meeting with the Pledge.

The minutes were approved as written.

The treasurer's report was presented to the Board.

Solicitor Herrold reported that he had received an agreement from the Southern York County School Solicitor regarding the Southern Regional Police Force providing police services to the School District.

Solicitor Herrold re-wrote the agreement since he didn't like some of the things as written by the School Solicitor. He will have this agreement at the November 11th meeting.

Kay Schreiber of Water Tank Rd. was present again about the neighbors chickens, dogs and loud music.

Irvin Rappoldt was down to check out the problem and agrees that portable chicken coops are near the Schreiber property. He wanted to confront the neighbor, Glenn Hamm, but Mrs. Schreiber didn't want Irvin to get into trouble by confronting Mr. Hamm. Irvin said he feels this is just a "Spite" case.

Mrs. Schreiber talked at length about the noise from the chickens, loud music and barking dogs; how it affects their peace and that they cannot enjoy their home.

Solicitor Herrold told Mrs. Schreiber that since there is no Township ordinance violation, he suggested that she contact a lawyer privately about a nuisance and the lawyer may be able to seek an injunction against Glenn Hamm.

The Board told Irvin Rappoldt not to go onto the Hamm property.

Irvin gave the report of building permits issued during September. He also reported that the Zoning violation hearing for Cleveland Thompson was held October 9, 1998 at District Justice Miner's office. The Thompsons were fined \$100.00 and given two months to clean up the property.

Solicitor Herrold doesn't feel that Chapter 13 filed by the Thompsons has any bearing on the hearing and costs imposed since the date of the bankruptcy filing preceded the filing of the violation.

Lamar Glatfelter made a motion to retain the same tax structure for 1999, seconded by Brian Baer.

This motion carried. The 1999 tax structure will be: .335 mills real estate, \$5.00 per capita tax, ½ of 1% Earned income tax and ½ of 1% real estate transfer tax.

Cecile Fetters read two pages of comments. She is asking the Board to consider adopting the BOCA building code and to also change the Subdivision & Land Development Ordinance to require developers to provide adequate off-street parking for all types of housing and to require that fire hydrants be operational before any building takes place. (These comments are attached to these minutes as Attachment A & B).

Lamar Glatfelter told Cecile that the Board doesn't intend to do anything about the building code until we see what the State does with a State wide code.

Solicitor Herrold was asked if West Manchester Township has a building code ordinance. He said the Township does not have one.

Irvin Rappoldt stated that a home will cost approximately \$2,000. more when the building code is used.

Also, Lamar told Cecile that nothing is going to be done about the parking at this time. This will be left up to the Planning Commission. Also, he told her that the recently adopted Open Space Ordinance provides for the Board of Supervisors to make any changes necessary to the plans before approval.

The chairman has talked to Sandra Hartlaub. She is having someone come in from the County to check her records. She has tax monies due both the Township & County.

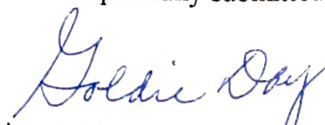
Brian Baer made a motion to authorize the chairman to sign the Completion report for the resurfacing of Sportsman's Club Road and Narrow Gauge Road. Goldie Day seconded this motion. The motion carried. The completion report is required by PennDot.

The bills were presented to the Board.

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

A motion to adjourn at 8:55 P.M. was made by Goldie Day and seconded by Brian Baer.

Respectfully submitted,


Goldie Day, Secretary

Attachment "A"

COMMENTS TO THE CODORUS TOWNSHIP BOARD OF SUPERVISORS REGARDING ADOPTION OF A BUILDING CODE ORDINANCE AND REQUESTING CHANGES TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (OCTOBER 14, 1998):

Since the recent adoption of the "Open Space" ordinance brought several issues to our attention, I would like to **request that you recommend adoption of the 1996 BOCA National Building Code to "provide for the protection of public health, safety and welfare"** if a statewide building code is not adopted by the end of the legislative session on November 30, 1998.

Having lived in this township for 22 years, why am I asking you to do this now? Up until this time there has been little residential building in Codorus Twp. due to the emphasis on preservation of agriculture. However several recent developments may cause this to change. Large scale, high density residential developments are only allowed with public sewer and water and these were not available in our township until recently.

However, since the York Water Company has extended its lines (with all the water available in Lake Williams & Lake Redman) to Jefferson and Seven Valleys boroughs there is now plenty of public water available to the Rural Suburban and Rural Residential areas. The PA Sewage Facilities Act (Act 149) adopted in 1994 allows private developers to build small sewage treatment facilities to service their own developments, rather than waiting for a municipality to build or expand a publicly owned sewage treatment plant to service the whole area.

There is no need for high density residential developments in our township. There is no shortage of affordable housing for those who work in the nearby areas. Many houses in the Jefferson area have been "For Sale" for up to 2 years. So what will encourage people to drive 35-50 miles to work when they can find the same type of housing within 5-10 miles of their workplace? Cheap housing! What makes the same type of housing cheaper to build here than in Cockeysville or Westminster, Md., or in Shrewsbury or New Freedom (places close to major highways, stores, etc.)? --the lack of a building code which allows a developer to build row houses and multi-family dwellings without fire walls. The lack of a building code which allows a developer to cut corners on building materials, type of wiring, quality of plumbing materials, roofing materials, etc. If we continue to allow residential housing to be built without a building code in this township, we could soon become the site of much cheap, unsafe housing which will have a negative impact on the value of the current single family homes which exist in these residential areas of Codorus Township. Moreover, allowing row and multi-family dwellings to be built without fire walls will lead to headlines like these in Codorus Twp. in the future. (3 row houses in York City burned on Aug. 7 leaving 14 people homeless, 8 row houses and a business burned in West York on Sept. 8 leaving 25 people homeless--both daytime fires, so no one was killed in their sleep. The York City one occurred where there is full-time professional firefighters on duty. (Both locations were built before fire walls were required in these municipalities.) Since the Open Space Ordinance will allow duplexes and single family homes to be built very close together, ~~as in this picture~~, the quality of construction will affect more than one home in the event of a fire.

On September 24 I asked the Planning Commission to make some changes to the Subdivision and Land Development Ordinance. These specific requests are in the minutes of that meeting but I would like to re-iterate to you, our elected representatives, the need to **require** developers to provide **adequate off-street parking** for all types of housing and **require** that **fire hydrants must be operational before and building may take place.** ~~Secondly, I request that you add a requirement to s. 722 of the Subdivision and Land~~

~~Development Ordinance that fire hydrants must be operational before any building may take place.~~ When homes are built on 15,000 sq. ft. lots with 65-80 ft. lot width, home owners should have plenty of room on their own property for visitors or extra family cars to be parked. But when dwellings are built on 4875 sq. ft. lots with 20 ft. lot widths there is only enough room for 2 off-street parking spaces on their own property.

I offer this picture of an actual development where 2 off-street parking spaces were provided, on a 30 ft. wide street but with no restrictions on where people may park. Therefore, they use their garages for storage and park one car in the driveway and one car on the street as they have nowhere else to park. They fill both sides of the street and this allows only one car to pass at a time. Now picture this same development after a snow storm, with a snow plow trying to get through. Or picture this street with a school bus trying to pass with a car coming the other way. Or picture what happens when a fire truck stops and sets up by a fire hydrant using 14 ft. of cartway and an ambulance needs to get to the scene! Or what if an ambulance arrives and there are multiple victims, or Advanced Life Support is needed?

For this same reason, I requested that **Parking Restrictions be added to s. 700 Street Design Standards.** **"* Parking restricted to one side of the street only"** for streets with cartway width of 28 ft. and **"** No parking allowed"** for streets with 26' and 22' cartway width. On streets this narrow **no parking should be allowed** or adequate fire protection will be impossible to provide, no matter what size lots are found there. If a development is planned, knowing that on-street parking is restricted or not allowed, then adequate off-street parking can be designed into the development, as in this picture of a well-planned townhouse development in Chester County. If the township tries to restrict parking after homes are built without adequate off-street parking, then residents will rightly protest that they do not have anywhere else to park their cars, let alone the cars of visitors. Such is currently the case in Hopewell Twp. when Supervisors tried to eliminate parking on two residential streets. Residents complained that no-parking "would be a hardship for residents along the streets who do not have garages on their properties and have space in their driveways for only one or two vehicles. Such a parking restriction would mean visitors would have no place to park." (York Dispatch 9/22/98) 19 residents of the Cherry Hill Condominiums petitioned Red Lion borough council to allow parking on one side of Cherry St because their current "situation doesn't allow for any overflow parking." These condominiums "have single car garages with two designated parking spots out front." (York Dispatch 10/7/97)
The reality is that 2 off-street parking spaces are not adequate in today's rural society where everyone needs a vehicle to get anywhere.

Many of the 192 people who signed the petition that I presented to you at the August meeting were very concerned that adequate off-street parking be required. Many of them had lived in high density developments and knew first-hand of the problems caused by lack of adequate parking and street width. **You have the power to prevent such problems for this Township.** I hope you will be pro-active and support the changes I have requested, rather than waiting until problem developments are built and then react to the situation too late to save people from inconvenience and even personal tragedy (such as fire in row homes without fire walls).

Thank you for your time.

Cecile H. Fellers