

October 13, 1999

The Codorus Township Board of Supervisors met in regular session on October 13, 1999 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, Charles Wheat, Marsha McKnight, Cecile Fetter, John Heltzel, William & Frances Gantz, Thomas & Cheryl Bedgar, Glenn Thomas and James Fair.

Chairman Glatfelter opened the meeting with the Pledge.

The minutes were approved as written.

Cheryl & Tom Bedgar, William & Frances Gantz, Glenn Thomas and James Fair were all present regarding the proposed sale of the Edwin & Carolyn Calhoun farm along Snyder Rd. The Baltimore Rescue Mission has a contract on the farm property subject to being approved for use as a vocational training center for homeless men. This is to be a pilot program with two to four men at the beginning and building an addition to the existing farm house to have an additional twenty men.

Cheryl Bedgar said she doesn't agree with what the Mission wants to do, the number of people to be housed at the property, that not enough is known about the proposed use. She has two teenage children and is concerned about the safety of her children and herself. The Bedgar home is very close to the Calhoun farm house. She wants to know who will monitor the men to be housed there if this application is approved.

Solicitor Herrold told those present that if a zoning ordinance does not provide for a certain use in any of the zones, then an application can be made to the Zoning Hearing Board for a special exception. The use must be compatible with similar uses in that particular district. The use applied for may be permitted by special exception provided the use meets the requirement for a special exception and does not constitute a public or private nuisance.

Since an application has not been received for a Zoning Hearing on this matter, Solicitor Herrold said he could not comment on the use the Rescue Mission will be seeking.

The Chairman and Solicitor explained that certain uses are allowed in the Agricultural Zone and if a use is not allowed, the Board of Supervisors must refuse a request for uses not allowed. The next step is for a Zoning Hearing.

Solicitor Herrold also told those present that Townships must be careful about violating the Fair Housing Act, a Federal law.

After much explaining to those present regarding the Zoning Hearing Board, the part the Planning Commission can play, the residents were told to come to the next Planning Commission meeting. The Pennsylvania Municipalities Planning Code does give the local Planning Commission the right to make a recommendation to the Zoning Hearing Board regarding the application. The Board of Supervisors do not have this option. No member of the Board of Supervisors or Township Planning Commission can speak to the Zoning Hearing Board members about a hearing.

William Gantz also had questions about the Calhoun property. They are against the proposed use. He is sure all properties along Snyder Road would decrease in value if the property is used for housing homeless men. He feels that the Rescue Commission had their attorney check on the Codorus Township zoning regulations and should have known that the use proposed is not allowed in the agricultural zone. When the people get out of line who will be responsible?

James Fair said he heard that a medical center wanted to go in on the Roy Gladfelter property and was shot down. Why was this use not allowed?

He was told that a medical center is not an allowed use in the Agricultural district, but the Board is working on making some changes to allow for uses in the Agricultural district that at present are not allowed.

Cheryl Bedgar wanted to know if it would be wise for them to hire a lawyer to represent those opposed to this proposed use in the Township's Agricultural Zone. She was told that they should be represented by counsel, either individually or as a group. They can all band together and hire a lawyer or can get one on their own.

Glenn Thomas asked what constitutes a hardship and was given the answer by Solicitor Herrold.

James Fair, another adjoining property owner, stated that he is also opposed to the use the Baltimore Rescue Mission is seeking for the Calhoun property.

The residents were told to keep in touch with the Township and find out what the application (when it is filed) is asking for.

Cecile Fetters wanted to know if the Act 537 Plan is in the works. Chairman Glatfelter told her that C.S. Davidson, Inc. is working on the plan.

James Fair asked if something could be done to improve the drainage from his driveway to Brenneman Road. He would like for the Township to do some grading along the edge of the road. The Board told him that this will be taken care of by the road crew.

The Board discussed the Letter of Intent which was dropped off to the secretary by Guy Brown, a Heidelberg Township Supervisor. Seven local municipalities are interested in having a study to determine the feasibility, etc. for regional police services. The study will be paid for by grant monies from the State.

Chairman Glatfelter stated that since this study will not cost the Township anything, he would like to know the outcome of the study.



Charles Wheat had some questions about the Southern York County Regional Police and the amount of monies the Southern York County School District is spending for police protection at the schools.

Lamar Glatfelter made a motion to sign the letter of intent for the regional police commission study, seconded by Brian Baer. This motion carried.

The Board discussed the Agreement the SPCA has asked the Township to sign. Solicitor Herrold said he is not sure what other municipalities are doing, but he does know that several Townships meet regularly and at their next meeting plan on re-drafting the agreement. He suggested we hold off acting on the Agreement until we can see the model agreement drafted by the majority of York County municipalities.

The Agreement by York County Planning Commission to assist the Township in a house numbering program was discussed. The program is needed for emergency services and also the post offices. The Township has been pressured for several years to have the house numbering done.

Brian Baer made a motion to approve and sign the Agreement with the York County Planning Commission at a cost of \$16,500. seconded by Goldie Day. This motion carried.

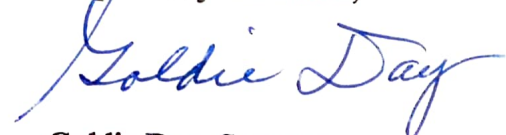
The secretary wanted to know what the Board wishes to do regarding Kelly Mill's request for a duplicate billing fee. Solicitor Herrold will check with some York County municipalities to find out if their tax collectors collect this fee. This matter was put on hold until later.

The bills were presented to the Board.

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

The meeting adjourned at 9:00 P.M. on motion by Lamar Glatfelter & seconded by Brian Baer.

Respectfully submitted,



Goldie Day, Secretary