

July 14, 1999

The Codorus Township Board of Supervisors met in regular session on July 14, 1999 at 7:30 P.M. Board members present were: Lamar Glatfelter, Brian Baer and Goldie Day. Others present were Solicitor John Herrold, Irvin Rappoldt, Tom Moore, Cecile Feters, Marsha McKnight, Charles Wheat, April Rehbein, Deborah Slawson, Rick Sechrist, James Bailey, Leland Snyder, Robert Finke, Aldo Della Coletta, Margorie Shaxted, Pamela Bostic, Richard Masimore and Dr. Judith Carrier.

Chairman Glatfelter opened the meeting with the Pledge.

Under public comments, Cecile Feters read a full page of comments regarding the proposed sewage treatment plant. The comments are Attachment A of these minutes.

Leland Snyder was present at the request of the Board to discuss the proposed location of the sewage treatment plant. He said he will donate land at the bottom of his property (near Buffalo Valley Road) otherwise the location chosen by the Township will have to be condemned. He feels there is ample room for expansion at the lower area. The site now chosen will require a pumping station, and about one third of his property would require pumping. He is opposed to a site being put in the middle of his property, but if the site is further down toward Buffalo Road, he will donate all the land the Township wants free of charge.

Chairman Glatfelter stated that it would cost extra for the piping to the location chosen by the two developers. Leland stated that he had agreed with James Gray that he (Leland) would pay for the piping and since they are paying for the construction of the system, it is their cost.

Cecile Feters commented that DEP has not as yet ruled on the location of a sewage treatment plant. She said the Township should not have to condemn the land since the Township doesn't need a system.

Lamar Glatfelter said the Township should have some say as to where the plant should be built.

Tom Moore said that the reason he recommends the site chosen was because he saw the force of two plants going in and didn't think it in the best interest of the Township for two. The committee has spent nine months on this project and it is a shock to find out at this late date that the developers are unhappy with the site chosen. At first sight he would have thought the lower site would have been best, but he doesn't think that opening the Township up for future development would be in the best interest of the Township residents.

Leland stated that probably 1/3 of the sites on his property would require pumping, that the developers came up with the lower site with the best of intentions.

Leland stated that the best locations for development, according to County Planners is controlled through zoning. He would like to see cluster zoning since the Jefferson area is the only place sewer is proposed.

Deborah Slawson stated that where you get infrastructure you get pressure for rezoning. Since David Davidson, engineer, suggested this location she is hesitant to walk away, she doesn't want a regional system.

Irvin Rappoldt wanted to know if the Department of Environmental Protection has looked into this project.

Lamar Glatfelter said that the Board had made a decision and as far as he was concerned he is not willing to change. When asked by the Chairman what the other two Supervisors had to say, Goldie Day said that if a suitable location further down toward Buffalo Valley Road can be used, she doesn't think the Township could win in a legal action. Brian Baer stated that when the vote was taken on June 9<sup>th</sup> to approve the location of the treatment plant, he was under the impression that the two developers had agreed on this site.

The Township will ask Jeffrey Shue, Township engineer, for topo maps for review before the next Supervisors meeting. Leland wants his lawyer and engineer to be present at the August 5<sup>th</sup> meeting to again discuss this matter.

Solicitor Herrold read a letter from Attorney Jeffrey D. Lobach, representing York Health System. The York Health System is interested in establishing a medical office in Codorus Township, in the agricultural district. The system is requesting that the Township supervisors consider amending the zoning ordinance to permit a medical office use in the agricultural district. They suggest this use be authorized on the same basis as a veterinary office under Section 505 of the ordinance.

Pamela Bostic & Dr. Judith Carrier were present regarding this request. Ms. Bostic reported that York Health System has been looking a year for land to build a medical facility. Dr. Altland's office in Glen Rock was bought by the System. This office, located on Water St. in Glen Rock is too small and cannot be expanded to meet the needs of one or two doctors.

Roy Gladfelter, a patient of Dr. Carrier, said he would be willing to sell some land along S.R. 216, on the corner next to the Glen Rock Church of Christ. Two to three acres would be needed to build a 4,000 square foot one-story building.

About 45% of the patients at the Glen Rock office are Glen Rock residents, with the balance coming from Codorus Township, Jefferson, Glenville, some from New Freedom, Spring Grove and York.

Chairman Glatfelter asked Ms. Lobach to bring this request to the Township Planning Commission on July 29<sup>th</sup>, since this is the first step in the process.

The two proposed ordinances were discussed. There were some questions from some residents. One ordinance is a building code and the other a driveway ordinance.



For the building code ordinance, there will need to be an inspection system set-up and the Township will need a building inspector. Irvin Rappoldt has done inspections for other municipalities and may have time to do inspections for the building code.

Also, the Township will need to set the costs for these inspections to be passed on to the developer.

Marsha McKnight wanted to know how the \$600. fine is arrived at. In section V of the Driveway ordinance it states that any person convicted of a violation would pay a fine of \$600.00. This should read pay a fine up to \$600.00.

Lamar Glatfelter made a motion that Solicitor Herrold advertise these two ordinances for adoption at the August 11<sup>th</sup> meeting, subject to the change referred to above being made. Brian Baer seconded this motion. This motion carried. Vote 3-0

Solicitor Herrold had received a call from resident, Aldo Della Coletta regarding the fly problem. He asked Mr. Della Coletta to come to this meeting.

Aldo, who lives along Pentland Road said the fly problem at their place is very severe and has increased over the past six years. He has been literally assaulted by flies and had to go to the hospital on one occasion when he was bitten by so many flies. He was treated with Morphine. He feels the problem is caused by the producers spreading manure that never gets tilled under. Other residents along Hill Climb Road and the area around him are also complaining about the fly problem, and saying they never get any help from any local or state agencies.

The chairman told Mr. Della Coletta that there is not much the township can do, that chicken farmers are taking steps to keep the problem down.

The Township will prepare resolutions for local fire companies to be presented at their open house on Saturday August 21<sup>st</sup> between 6:00 P.M. & 8:00 P.M.

The Township has received an extension on the Graystone subdivision until September 30, 1999.

Brian Baer made a motion to accept this extension on the Graystone Development until September 30, 1999, seconded by Lamar Glatfelter. This motion carried. Vote 3-0

The bills were presented to the Board.

Brian Baer made a motion to pay the bills, seconded by Lamar Glatfelter. This motion carried. Vote 3-0

The meeting adjourned at 9:15 P.M. on motion by the Chairman and seconded by Goldie Day.

*Respectfully submitted,  
Goldie Day, Secretary*

COMMENTS CONCERNING PROPOSED SEWAGE TREATMENT PLANT LOCATION:

In reading the York Daily Record and also the minutes of your July 1 meeting, I learned that Mr. Snyder was unhappy with the Board's decision to recommend the location of a proposed sewage treatment plant just East of the Township/Borough line (on Mr. Snyder's property). Although Mr. Snyder is willing to have a treatment plant located on his property, he does not like the site chosen by the Joint Committee of the Township and the Borough of Jefferson.

Mr. Snyder's claim that the proposed location "will destroy the development value of his property," would not seem to be validated by actual facts. Today I visited the treatment plant in Lewisberry which is about 200 feet from the back door of several homes where people are living. They are currently selling lots and building houses in the Asbury Pointe Development in East Manchester Twp. where I am told there are lots for sale right next to the sewage treatment plant. And I have heard a man from Jefferson say that his father's back yard is right next to a treatment plant and it is not really any problem. So apparently people have become accustomed to living next to these small, residential treatment plants without adverse affect to property values.

The current residents of the Rural Suburban Residential zone ( fewer than 25, I believe), certainly do not need a sewer treatment plant. The only purpose of this plant is to allow Mr. Snyder and Mr. Gray to cram more houses onto their land, thus raising the taxes of everyone in the Township. Mr. Snyder can develop his land into 20,000 sq. ft. lots with on-site sewage disposal, so the absence of a treatment plant does not prevent him from developing his land for a nice profit. But if he "is upset that he wan't told which location was chosen before a decision was made by the Board," he has only himself to blame for his lack of knowledge.

At the December 15, 1998 meeting of the Joint Sewer Committee "the one major thing agreed upon was that the plant should be somewhere on that(East) side of town, somewhere around the Borough /Township line." (minutes of Jefferson Borough Council, 12/28/98). This Sewer Committe mtg. was a public meeting which I attended--Mr. Snyder did not attend.

Public meetings of the Joint Sewer Committe were held on Jan. 12, March 9, and May 20, 1999. Mr. Snyder did not attend any of these meetings to inform the Joint Sewer Committee of his position on the location of the sewage plant. At the May 27, Codorus Twp. Planning Commission meeting, Tom Moore "gave a report on the sewer plant location." (Minutes of Planning Commission mtg.) I attended--Mr. Snyder did not attend to discuss his position with the Planning Commission. At your June 3, 1999 Supervisors meeting the sewage plant site was again discussed. Mr. Snyder did not attend this meeting. A decision was postponed until the following meeting. The agenda of the June 9 Supervisors meeting lists "Select a site for the proposed sewage treatment plant ..." I attended this meeting--Mr. Snyder did not. Seven public meetings where the treatment plant was on the agenda would seem to have provided Mr. Snyder ample opportunity to express his views. But he waited until the Joint Committe had spent 6 months reviewing options, and the Supervisors had voted, to ask you to overturn the recommendations of the Borough Engineer, the Planning Commission, and the Joint Sewer Committee.

I, as a Codorus Township taxpayer, am personnaly opposed to paying an engineering firm to develop an Act 537 Plan for the Township, which is then thrown out at the whim of a developer. If the Act 537 Plan is to be done to suit Mr. Snyder, then he should pay for it, not the rest of the taxpayers of Codorus Twp. No Act 537 Plan is needed for the current 25 residences in the RSR zone. It is only necessitated by Mr. Snyder's and Mr. Gray's plans for high density developments.

Finally, I would like to ask **how many taxpayer dollars are budgeted for the Act 537 plan** which Mr. Snyder has necessitated, which he did not bother to comment on at public meeting over a period of 6 months, and which he now wishes you to change to suit his wishes?