

August 5, 1999

The Codorus Township Board of Supervisors met in regular session on August 5, 1999 at 7:30 P.M. in the Township Building. Board members present were Lamar Glatfelter, Brian Baer & Goldie Day. Others present were: John Heltzel, Charles Wheat, Cecile Feters, Deborah Slawson, Tom Moore, Gordon & Romaine Snyder, Kelly Mills, Tim Steger, Tom Bathon, Leland Snyder, James Holley of James R. Holley & Associates, Attorney Glenn Vaughn, counsel for Leland Snyder, Jerry Stahlman of Stallman & Stahlman, Robert Finke, John Kovach and Aaron Worley.

Chairman Glatfelter called the meeting to order with the Pledge.

The minutes were approved as written.

The treasurer's report was presented to the Board.

Tax collector, Kelly Mills gave the tax report for the month of July. Kelly asked the Board to make real estate refunds to 4 taxpayers for 1999 and one for 1998.

Brian Baer made a motion to refund \$14.63 for 1999 real estate tax exonerations and \$1.49 for 1998, seconded by Lamar Glatfelter. Motion carried. Vote 3-0

Aaron Worley of Worley Surveying was present with three plans to be acted upon:

- (1) The Luetta Warner plan had not been recorded within the ninety days of approval and needed re-approval. Goldie Day made a motion to re-approve and sign the Luetta Warner subdivision plan, seconded by Brian Baer. This motion carried. Vote 3-0
- (2) The Stephen Dilts & Jackie Hyde land development plan for an enclosed riding arena has been approved by the Planning Commission. Brian Baer made a motion to approve the above land development plan, seconded by Lamar Glatfelter. Motion carried. Vote 3-0
- (3) The Brant & Kirsten Snyder plan which lies almost entirely in Manheim Township with only a small tip of the property in Codorus Township. Lamar Glatfelter made a motion to approve the Brant plan seconded by Goldie Day. This motion carried. Vote 3-0

Leland Snyder, developer of the proposed Codorus Estates was present with Attorney Glenn Vaughn and Engineer, James R. Holley of James R. Holley & Associates.

Attorney Glenn Vaughn stated that Mr. Snyder and developer Linwood Gray never agreed to the location of the proposed sewage treatment plant chosen by the Township. He wants the Township to be shown why their proposed location is superior.

Engineer James R. Holley presented a drawing of the location of the proposed sewage treatment plant as agreed upon by Mr. Snyder and Mr. Gray. The drawing had the site shown and also a topo map of the area. Mr. Holley stated that he has been in the engineering business for thirty two years and from his experience the site favorable to both developers would not enhance development in future years. The site chosen by the Township & Borough of Jefferson is in wetlands which would

cause problems.

The treatment plant chosen by the committee and voted on by the Board of Supervisors is at a location that will necessitate a large portion of the Codorus Estates development to be pumped to the site. The site the developers would like would have more gravity flow from the development.

According to the map of the site proposed by the two developers the area is flat and close to the discharge point with the contour lines showing the steepness. Mr. Holley stated that regardless of the location of sewage treatment plants, pressure to re-zone can only be controlled by zoning. Pumping from one location to another can be done regardless of the location of a treatment plant.

The developers proposed location which is approximately 600 ft. southwest of the intersection of Buffalo Valley Road & Green Valley Road is on the Snyder land; land that will be donated to Linwood Gray. Mr. Gray proposes to build and operate the sewage treatment plant and Mr. Snyder will donate land that is needed for the plant. There will be buffers around the plant. Mr. Snyder has agreed to pay all costs for the piping to the proposed lower location.

Jerry Stahlman of Stallman & Stahlman, Inc. stated that he has worked on dozens of waste water treatment plants for thirty two years. The Sewage Facilities Planning Module submitted to the PA Department of Environmental Protection for the Graystone development shows capacity for a population of 675 in the Borough of Jefferson, 132 homes in Codorus Estates, 225 in Rosewood Development and 74 in the Graystone plan. No spare capacity is being planned for the treatment plant. In 1998 Mr. Stahlman received treatment standards for the location of the plant which was shown to be 500 ft. Plus or minus from Buffalo Valley Road. A NPDS permit application has also been submitted to DEP. Mr. Stahlman says that private facility developers have different regulations from public entities, the rules for private sewage treatment plants are not as stringent as those for municipalities. He is now ready to apply for a BWQM permit.

Gray & Snyder both bought the properties bordering the Borough of Jefferson because of the zoning. Both developers had been asked by the Borough of Jefferson and Codorus Township to work together on a site for the proposed sewage treatment plant. Under public comments Cecile Feters stated that Jefferson Borough cannot force a sewage treatment plant in Codorus Township. Jefferson's only concern is that the proposed plant is not in the Borough.

A developer has every right to put a treatment plant on his property and the proposed plant is not a public plant but a private plant with no extra capacity.

Deborah Slawson had some questions and comments. She feels that there will be pressure put on the Township to change the zoning and she is also concerned that the West side of the Borough is not included. There were questions regarding the number of gallons of water each unit would use

each day.

Lamar Glatfelter stated that he is concerned about the Bill Forbes property on the West side of the Borough of Jefferson. If he wants to develop, would sewer be available. Mr. Gray first proposed to put the plant near the pond which he owned. Lamar said he didn't know that the developers wanted the plant further down near the Buffalo Valley Road. Leland Snyder said the developers had told the Township and Borough that the lower site was what they wanted.

Leland said he should have been notified about the meeting when the proposed site was voted on.

Attorney Vaughn said that the Township could pass a resolution to approve the lower location preferred by the two developers. Mr. Vaughn said that zoning controls development, that if a private property owner wants to build a plant on his own property, that he should have some say where the plant goes. Pumping is not a valid argument, there is no logical reason not to approve the location preferred by the developers.

Deborah Slawson said she thinks the Township Engineer and the community should have some say in this matter.

Chairman Lamar Glatfelter said that since the Board is not represented by legal counsel, that he would like to talk to Solicitor John Herrold before making a decision.

Gordon Snyder asked Lamar what his objection is for not changing the location . The Township had the wrong information regarding where the developers preferred to build the treatment plant. Leland Snyder said that the developers did not know about the decision of the Sewer Committee.

Chairman Glatfelter said he wants to table any decision until next week when the solicitor is present.

Deborah Slawson had some questions of Jim Holley. He stated that if a homeowner has a choice of gravity flow or a grinder to pump the water, they would always prefer the gravity flow.

Timothy Steger gave the report of road work during the past month. The Pentland Road Bridge replacement is almost finished.

A piece of equipment caught the septic tank lid at the White Rose Motorcycle Club property. No damage is visible. Tim said the Club would like to relocate the septic system at no cost to Codorus or Manheim Township providing the Sewage Enforcement Officer permits this.

Some signs are missing throughout the Township and other road and children at play signs have been received and erected.

Lamar Glatfelter made a motion to appoint Rick Sechrist to another four year term on the Township Planning Commission, seconded by Brian Baer. This motion carried. Vote 3-0

Brian Baer will present a Resolution to the Glen Rock & New Freedom Fire Companies on Saturday, August 21st and Lamar Glatfelter will present the resolutions to the Seven Valleys Fire Company and the Jefferson Volunteer Fire Company. These resolutions proclaim August 21, 1999 as "Recognition Day", honoring the men and women of the fire companies for the services provided to the citizens of the Township.

Jami Van Scoyoc had contacted State Representative Ron Miller about the Fireworks Productions Property. Representative Miller visited and toured the property. He found nothing that would indicate any danger to the Van Scoyocs or their property. A copy of the letter from Rep. Miller to Mrs. Van Scoyoc is on file at the Township.

The bills were presented to the Board.

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

The meeting adjourned at 10:00 P.M. on motion by Chairman Glatfelter and seconded by Brian Baer.

Respectfully submitted,


Goldie Day, Secretary