

January 8, 2003

The Codorus Township Board of Supervisors met in regular session on January 8, 2003 at 7:30 P.M. in the Township office. Board members present were Brian Baer, Lamar Glatfelter and Goldie Day. Others present were Solicitor John Herrold, Engineer Jason Snyder, Mr. & Mrs. Kirk McClelland, Jerry Stahlman, Attorney Charles Courtney, Rick Bogart of James Holley & Associates, Irvin Rappoldt, Tim Steger, Henry Blevins, Brian Guderjohn and Cecile Fetters.

Chairman Baer opened the meeting with the Pledge. The minutes were approved as written.

There were no public comments at this time.

Kirk McClelland presented his plan of property along Schuman Rd. Some corrections recommended by the Township Planning Commission have been addressed. The Board had some concern about the water supply to the barn, since water to the barn is supplied from the house. In the future if the farmhouse is sold, there may be a problem with water for the barn. Mr. McClelland said he has no intention of selling the house. He was asked to put a note on the plan stating that the water to the barn is supplied from the house. This would notify any future purchaser of the house. Also, the plan refers to North Hopewell Township at one place instead of Codorus Township.

Lamar Glatfelter made a motion to approve the final plan on the condition that North Hopewell Township on the plan is changed to read Codorus Township and a note stating the water supply to the barn comes from the house. Goldie Day seconded this motion. This motion carried. Vote 3-0. Mr. McClelland will have the above changes made and the corrected plan returned to the Township. He will pay the \$700.00 recreation fee when he brings the corrected plan to the Township. Only the mylar copy was signed.

Jerry Stahlman of Stallman & Stahlman, Inc. presented the Rosewood subdivision plan. Attorney Charles Courtney was also present regarding the Rosewood plan. The Township Planning Commission had recommended that the number of lots in Codorus Township be reduced from six to four and that planning module approval be established. Also, that the plan be modified to identify the buffer screening requirements on the plan and to set forth that the developer will install a closed six (6) ft. high fence between the open space and adjacent property to the south.

Mr. Stahlman has reduced the six lots to four lots. Jerry stated that the revised plan shows a 6-foot continuous fence along the cemetery. As for the planning module approval, Jerry Stahlman said that the Codorus Estates & Rosewood planning modules had been approved together for 225 lots.

Engineer Jason Snyder felt the plan had been revised satisfactorily and that the plan could be signed with the condition that a PennDot Highway permit be provided to the

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Township. Jason said the Rosewood Preliminary Plan as last revised on January 8, 2003 could be approved with the following two conditions (1) Applicant will supply a PennDot State Highway Permit to the Township and (2) lot #6 on the plan be modified to remove the structure from the 50ft. buffer zone.

Mr. Stahlman asked for preliminary approval of the Rosewood Subdivision Plan.

Supervisor Goldie Day read the following conflict of interest statement: "Pursuant to the provisions of the Public Official and Employee Ethics Act, 65 P.A.C.S.A. 1101, et. Seq. I am hereby declaring that I have a potential conflict of interest regarding the Graystone Development, the Rosewood Development and the proposed sewage treatment plant. My sister, Georgia Bathon, may have a financial interest in the Graystone Development, the Rosewood Development or the proposed sewage treatment plant. Because of the conflict of interest, I will abstain from voting on any issue pertaining to the matters listed previously in this Memorandum. I reserve, however, the right to vote pursuant to Section 1103 (j) of the Act if my vote is necessary to break a tie vote between the other two (2) Township Supervisors."

Lamar Glatfelter made a motion to approve the Rosewood Subdivision Preliminary plan, subject to the above two conditions. Brian Baer seconded this motion. This motion passed by majority vote.

Rick Bogart was present with the Codorus Estates preliminary plan.

The Township Planning Commission had recommended preliminary approval subject to the following conditions: (1) that the Planning Module be approved (2) that the Township Engineer review the entire plan and find no deficiencies and (3) that the plan be modified to show a pedestrian walkway from the development paths or sidewalks to Borough sidewalks or other pedestrian access and (4) that the plan identify the owners of the property and contain the owner's notarized signature.

Rick Bogart said that Planning Module approval could not be obtained until bonding has been done for the treatment plant. Rick wanted to know if he would need to take the plans back to the Planning Commission and was told that the Planning Commission likes to see the changes made to the plan. Solicitor Herrold thinks the Planning Commission should review the revised plan.

Mr. Bogart feels that the sidewalks would be physically impractical. Mr. Bogart said Attorney Malone had looked at the plan and reviewed all the revision blocks and determined that based on the revision blocks he didn't see any major changes necessary other than minor adjustments. The owner of Codorus Estates is willing to put up the

bonding for the STP but the bank would like to see something in writing from the Township, stating that this is an approvable plan. Solicitor Herrold and Jason Snyder will prepare a letter for the bank and send it to the Township secretary for signing and mailing, stating that this is an approvable plan.

Mr. Bogart talked at length about the sidewalk/walkway question. Jason Snyder has worked with Jefferson Borough Council Members. They would like to see this sidewalk/walkway put in for the safety of persons in the developments. Rick will take a look at all the options for a sidewalk. It will be expensive and impractical to work in the wetlands and steep slopes.

Mr. Bogart said the Township Planning Commission asked for a complete review of the plan by the engineer even though he has reviewed the plan thoroughly. Rick feels that the Planning Commission is looking for some reason to reject the plan. Jason Snyder said the reason the Planning Commission wants a complete review is because they haven't seen the plan for a year. An extension to April 9th was given for the Codorus Estates Plan. Goldie Day made a motion to accept this extension, seconded by Lamar Glatfelter. This motion carried.

Irvin Rappoldt reported that five permits were issued during the month of December. He said Kenneth Bare, owner of the lot on Lucabaugh Rd. has not responded to the certified letter sent to him about junked cars at his property. If Mr. Bare doesn't have some cleanup done soon, he should get another letter. Also Irvin was instructed to send a notice to Mr. & Mrs. Louise Lippi, Meckley Road, telling them that no one is allowed to live in the old house, which they vacated when they occupied the new house. Irvin was asked to go back to Cleveland Thompson and have him clean up. He seems to be bringing in more trash and junk. Irvin feels that board should visit the property and tell him what to do. Ralph Wright has not been to a meeting for a couple months. His property should also be visited to see if any of the junked cars have been taken away.

Chairman Baer told Irvin that he was appointed for three months only and that he must shape up in this time or the Board will be looking for someone else. Lamar said he is tired of people calling him saying they can't get in touch with him for a building permit. He should be available when people want a permit. He was told that Cleveland Thompson needs to be cleaned up once and for all.

Solicitor Herrold stated that he sent letters to the two pavers, Ross Paving & Harman Builders, asking them to work on the driveways that were not put in to the satisfaction of the Township. No response so far from either one. They will be given a little more time. He is also sending a letter to Adelphia, the cable company and is advertising the Zoning Ordinance amendment to be adopted the second Wednesday in February.

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The Ted Sparks Zoning Hearing is scheduled for January 23rd. Solicitor Herrold has another commitment that date. He said Lamar should testify as to what has transpired at the Sparks track and the number of citizens that have complained.

The Planning Commission has recommended that no more than two family members and one guest be allowed on the track at any one time and also recommended that riding hours of operation be between the hours of 10:00 A.M. and 6:00 P.M. weekdays, no Sunday riding would be allowed.

The Emma Case proposal to add her farm to the Agricultural Security Area was given to Solicitor Herrold for him to prepare a resolution to add 165.49 acres to the ASA. The advertising has been done and the Planning Commission and ASA committee members have approved the addition of this acreage to the existing ASA.

John Guderjohn, 4131 Huffmanville Rd., said he recently moved to the area and is asking that speed limit signs be posted on Huffmanville Rd. There are no speed limit signs from Rt. 851 to the Maryland line. After some discussion, the board agreed to put up "Watch Children" signs, which would be more effective than speed limit signs.

Tim Steger gave the roadmaster report for the past month. So far the Township has received nine loads of salt. Young Road is still closed.

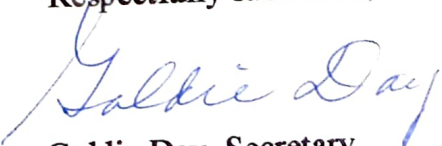
Lamar told Tim that a stop sign is down at Shaffer and Buffalo Valley Rd.

Cecile Feters joined the meeting after being at the Joint Sewer Authority meeting. She stated that Jefferson Borough officials are losing patience with the slow pace of the Sewage Treatment Plant. They are talking about going ahead and getting another location to build a sewer plant to be operated by the Joint Authority.

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

The Chairman adjourned the meeting at 10:00 P.M.

Respectfully submitted,


Goldie Day, Secretary