

April 14, 2004

The Codorus Township Board of Supervisors met in regular session on April 14, 2004 at 7:30 P.M. in the Township office. Board members present were Lamar Glatfelter, Irvin Rappoldt and Goldie Day. Others present were: Solicitor John Herrold, Bill Fogle, Cecile Fetters, Charles Wheat, Brian Baer and Mr. & Mrs. Matt Shaffer. Jason Snyder joined the meeting later.

Chairman Glatfelter opened the meeting with the Pledge.

The minutes were approved as written.

Under public comments, Brian Baer said there is a sewage problem at the Robert Johnson rental property at 11368 Rockville Road, Glen Rock. The secretary will ask the sewage officer to check this out.

Matt Shaffer presented a subdivision plan of property he is purchasing that is in three townships, North Codorus, Manheim and Codorus. This acreage will be added to his property and is not intended for any development. Irvin Rappoldt made a motion to approve the Matt Shaffer plan seconded by Goldie Day. This motion carried and the plan was signed.

Becky Leharani, 4606 Shaffers Church Road wants to know if she would be allowed to sell goat milk and cheese from her residence. This would be a permitted use since she is in the Agricultural District.

The secretary received a call from an unidentified person, asking if David Miller was operating his weld shop legally. Zoning Officer Bill Fogle will stop down to talk to Mr. Miller. Irvin Rappoldt offered to go with him. There is some question as to whether Mr. Miller was operating his business before zoning.

There was a long discussion on the Jeffrey and Arlie Jager plan, selling 6,729 square feet to Eric Gwinn as an add-on. At the March 10, 2004 Supervisors meeting the plan was approved after both the Township Solicitor and Jason Snyder, engineer both felt that a merger agreement was not necessary before the plan was signed. Since the plan was approved and signed, Solicitor Herrold has talked with Attorney Gilbert Malone regarding mergers. After discussion it was decided that a merger agreement between the Gwinns and the Township be prepared, but not recorded until a new deed is written including both tracts owned by the Gwinns. The Zoning Officer was told that this merger agreement must be prepared and signed before a permit is issued for a storage building. Gil Malone will be asked to prepare this merger agreement.

Solicitor Herrold has received the Adelpia Franchise Agreement, which is satisfactory. He will advertise the ordinance for this franchise agreement.

Solicitor Herrold has been given the proposed agreement for the Uniform Construction Code. He will advertise an ordinance for adoption at the May 6th meeting. This ordinance is saying that the Township is going to opt in for the enforcement of this code by joining with four other municipalities forming a Council of Governments. This council will be known as (CVCOG) the Codorus Valley Council of Governments. The municipalities making up this COG will be Manheim, Heidelberg, Jackson, North Codorus and Codorus.

The Board asked Bill Fogle, III to serve as Codorus Township representative on the COG.

Since each member of the CVCOG will be appointing someone to serve on the Board of Appeals, resident Brian Kaltreider will be asked if he wishes to serve on this Board. Jason Snyder doesn't think the Appeals Board will be meeting very often.

There was a lengthy discussion on building sheds on lots that do not have a residence. Since the Zoning Ordinance is very confusing on the definition of Accessory Building & Accessory Use (Section 302) and also the definition of Accessory Use and also to clarify Principal Use on page III-II of the Zoning Ordinance. Irvin Rappoldt has interpreted the Accessory Use in Section 302 to say that if there is no principal use on a lot, then the accessory building is considered the principal use. When issuing permits in the past for buildings (storage) on lots without a house, he has believed that the most expensive building is a principal use.

Lamar will ask the Planning Commission Solicitor to do what is necessary to amend these definitions.

Bill Fogle wanted to know what happens if a person gives false information on a building permit application. If this happens that person would have no vested rights.

Jason Snyder had two estimates for replacing the bridge on Brenneman Rd. Proposal #1- using General Funds monies an estimate of \$130,050.00 and proposal #2 using State Liquid Fuels Tax monies a cost of \$163,350.00. These estimations do not include construction phase engineering. If General Fund monies are used the Township may save \$40,000-\$50,000 by Township employee doing the work. Since State Liquid Fuels Monies cannot be used for general purposes, the secretary said that these monies should be used instead of General Fund monies.

Jason said that this bridge is in such a poor condition due to settlement at the upstream end. If this settlement continues, it may be necessary to close the bridge. The Board will make a decision later on what to do with this bridge.

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Cecile Fetters reported that the Southern York County School Board is meeting April 15th and will be making a decision regarding roll back tax forgiveness on the Bailey property the Township proposes to purchase.

Brian Baer had a question on subdivisions and driveways. The purchaser of the former Ted Sparks farm is approaching adjoining landowners, seeking a right-of-way to his land. Brian thinks that all subdivisions should have access to the property without the need for a right-of-way. The plan for this property shows there is a few hundred feet of road frontage along Krebs Road. This would provide access to the property.

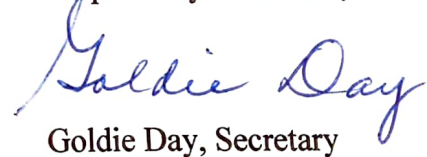
Lamar had asked Cecile Fetters to come up with a proposal to present to Powers Homes regarding recreation fees and donation of land. She has information on the cost of providing a neighborhood park in the development. Powers Homes will be asked to donate land and to also pay the \$700.00 per home recreation fee. Cecile will take this up with the Recreation Board before presenting a proposal to Powers Homes.

There was discussion on increasing the Recreation fees on new homes. Codorus Township has a \$700.00 recreation fee. Jefferson Borough has no set fee. Jason Snyder suggested the Township work with Jefferson Borough in establishing a recreation fee of \$1,000 for both municipalities.

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

The meeting adjourned at 10:20 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Goldie Day". The signature is fluid and cursive, with the first name "Goldie" and the last name "Day" clearly visible.

Goldie Day, Secretary