

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

January 31, 1985

The monthly meeting of the Codorus Township Planning Commission was called to order by Chairman Donald Bollinger. Other members present were Tom Moore, Leroy Thoman, and the board's solicitor Gilbert Malone. Richard Nasimore came in a little later.

Arthur Hufnagel presented a one-lot plan for 1.291 acres at the corner of Catholic Valley Road and Boll Road. He wants to change the status of an existing unoccupied dwelling to that of a storage shed. He agrees that it will never again be utilized as a dwelling. The plan was approved on a motion made by Tom Moore and seconded by Leroy Thoman.

Bill Vance - Larry Lucabaugh presented a ^{three}two-lot plan along Boll Road. One lot has 0.999 acre and the other 1.001 acre. Pending is lot 3 which cannot have a dwelling. Since there is no right of way to it, the plan should require that it be merged with either lot 1, lot 2, or an adjacent property. Mr. Lucabaugh decided to add a right of way across lot 1 to get to lot 3. The plan was changed showing the right of way. Leroy Thoman made a motion to accept the plan with a second by Donald Bollinger. The plan was passed and signed.

Don Dudeck had questions about the old Lester Walker property. He wondered if it could be operated as a store again. He would have to take it up with the zoning board in the form of a variance. Bob Rinehart and Clark Walker wondered how many acres could be taken off with the buildings. The acreage indicates a total of four building lots. There would be a possibility of dividing several acres with the remaining buildings.

Jerry Alfentzer would like to buy about 1/3 of an acre from the Hartenstine farm to square off the southeast corner of his pasture. The ground under discussion is swampy in nature. A new plan would have to be drawn up and the board will go along with it.

Tom Bathon and Al Becker were present with a revision to their final plan. If they wish to sell lots, an agreement would have to be made that the road must be put in as the township engineer requests on the plan before any sale is made. A motion was made by Richard Masimore and seconded by Donald Bollinger to pass the plan pursuant to the following items: (1) the plan be changed so that the portion from Station 0 to Station 300 is tarred and chipped, (2) the developer sign a development agreement to be prepared by the township attorney which will (A) prevent any lot sales until the project is completed and the engineer paid and (B) impose a permanent maintenance requirement on the owners of the lots adjoining the road. The motion passed.

Charles Wehrly representing Shaffer's Church wondered if they can extend the vestibule since it will run too close to the line. They would need a variance. The planning board would recommend passage of the variance to the zoning board.

Irvin Rappoldt represented Mrs. Maurice Snyder. Mrs. Snyder owns two lots across from Friendship School. She would like to sell one lot but would like to keep enough ground from the lot to have a turn-around area. It would cut down on the road frontage of the lot

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the board will go along with a plan of this nature.

Clyde Cheeks' son would like to put a trailer on the Claudie Amspacher farm. The farm is owned by the Cheeks family. They would have to subdivide one acre and show the road right of way to the lot.

Irvin Rappoldt read a list of building permits.

The meeting was adjourned on a motion made by Tom Moore and seconded by Leroy Thoman.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary