

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

February 28, 1985

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

Cornelius Landés had a 2-lot plan. The plan only provides 120 feet of road frontage for Lot #1. A motion was made by Leroy Thoman and seconded by Gordon Snyder to approve the plan. All were in favor after considerable discussion regarding the road frontage problem.

Mr. and Mrs. William Cherundalo own a 70-acre farm on Bonair Road. They want to build a home on it and rent the existing house. They will need to subdivide the existing house.

The minutes of the previous meeting were read and approved as corrected.

Mr. and Mrs. Raymond McLemore own properties near Bonair. One is along Young and Bonair Road and the other on Sunny Slope Road. They propose to sell some of these lots. Lot 33A has approximately 14 acres and would have a two-acre lot subdivided from it. There would also be a 50-foot right of way come off of it to get to lot #32 which contains 24 acres. Lot #91 has about 23 acres and would be sold intact with the understanding that another dwelling could be built on it. Lots #32 and #14 are contiguous. There would be a total of three dwellings allowed. The size of the lots is in question. The board will schedule an on-site inspection before coming to a decision. The inspection date was later determined to be March 4 at 4:00 P.M.

John Wolfgang and his son would like to have about three acres divided from John's property. The additional land is needed to construct a shed near the present mobile home. The mobile home site was never subdivided from the main property. A site inspection was scheduled for March 4 at approximately 5:00 P.M.

Cora Miller would like to give her daughter ground to build a home. The plan would have to show the home location and the proposed right of way. They were told to get the plan prepared.

Larry Lucabaugh was present with the Thelma Snyder plan for a 25-foot wide area. The depth of the lot is to be used as a turnaround area so no one has to back out onto the highway. The board will not sign the plan yet because the county board has not sent its comments yet. However, the board recommends that the supervisors sign the plan.

Irvin Rappoldt read his report of building permits.

Mrs. Gladfelter was present inquiring about the possibility of buying the Herbert Lee property and using it as a location for elegant dining. She would need a permit for home occupation.

Clyde Cheeks was present with plans for subdividing the Claudia Amspacher property presently owned by Wallace Cheeks. He would be selling lot #1 consisting of 3.460 acres and lot #2 consisting of one acre. The plan should show all property owned by Wallace Cheeks.

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Richard Colton was present with the Costa plan showing the location of the driveway entrance onto the Buffalo Valley Road and also showing the use of a 90-inch pipe for the stream crossing. The stream encroachment permit must be issued yet. Gordon Snyder made a motion to pass the plan contingent on the permit from the Department of Dams and Waterways and that they satisfy the solicitor on behalf of the planning commission. Tom Moore seconded the motion, and the motion carried.

Cornelius Landés should be notified that his lot needs to be perced or listed as not approved for building on the plan when it is submitted.

The meeting was adjourned by unanimous decision of the board.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary

Note: On March 4, the board met at the McLemore and the Wolfgang properties. Members present were Moore, Masimore, Thoman, and Bellinger.