

CODORUS TOWNSHIP PLANNING COMMISSION
APRIL 28, 2011

Board members present: Lamar Glatfelter, Tom Moore, Richard Masimore, Deborah Slawson and Rick Sechrist. Others present were Attorney Malone, Secretary/Treasurer April Rehbein and Zoning Officer Bill Fogle

The meeting was called to order at 7:00 P.M.
The meeting opened with Pledge to the flag.
The minutes were approved as presented.
There were no public comments.

Shawn Greer was back on the Dillion property. The house location was in prime class 2 soils, so he had Shelley and Loy consultants do a soil survey. Luke Smeltz surveyed the slope and dug eight pits, but the soil type was downgraded to a type 3, which is still prime soil according to the ordinance. Attorney Malone concurred with the Zoning officer that the house location violates the ordinance and only a change to class 4 type soils would the house location meet the ordinance. If they believe there is no other site for the house then the commission should do a site visit. A site visit was scheduled for Friday May 6th at 5.30 pm.

Robert Walsh was back with the land development from Friendship Elementary. Jeff Shue from C.S. Davidson presented a letter, with changes that must be corrected. The E&S plan is now at YCCD for review. Jeff suggested a drain with several outlets at the base of the wall for the northwest storm water. Deborah made a motion to give conditional approval without the planning commission signatures, with the April 28th letter from Davidson being corrected as well as the fire department letter. Rick seconded. Motion carried.

Allen Redding was here concerning the Price property. It has 20 acres, and they would like to subdivide it. They must take at least nine acres and the lot has to touch the Redding's property. The commission wants a 25 to 50 foot width of land going back to the nine acres. They may proceed.

Jordan Duncan had questions on the online version of ordinance 09-07. They believe the removal of #9 is a typographical error. The Commission has not looked into the matter.

Manchester Motors has submitted a zoning Hearing application to sell cars at the Sticks repair shop. The Commission would recommend a total limit on the number of cars. They also need parking spaces for employees. Sale cars shall be good condition and capable of passing inspection. They should be no junk or part cars in excess of the two they are permitted by ordinance. The sales parking should be perpendicular with the shop on 216 and would like to see a curb or bumper blocks set even with the end of the shop. They also suggest that lines be painted to mark the entrance and the entrance be made larger. Rick made a motion in favor of the application with these conditions. Tom seconded. Motion carried.

Bill Fogle gave the Zoning report.

The meeting was adjourned at 8:45 P.M.

Respectfully submitted,

William A Fogle III
Zoning Officer