

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

December 11, 1980

The monthly meeting of the Codorus Township Planning Commission was called to order by Chairman Donald Bollinger. Members present were Donald Bollinger, Gordon Snyder, Leroy Thoman, Richard Masimore, and Solicitor Malone. The minutes of the previous meeting were read and approved. The minutes of the Township Supervisors' meeting were read by Chairman Bollinger.

Jane Meyer of Gate House Realty and Madeline Roach of Ron Bradley Realty were present concerning a subdivision by Etta V. Hare and Grayson Hare. The property is being sold to Earl Gray, who wants a lot along Shaffers Church Road north of the Francis Feeser property. The land is not suitable for agriculture. There being no objection by the Board to the proposed subdivision, they were told to proceed with the formal plans. There is the possibility that they will be allowed 3 lots since it is in a rural residential zone. Mr. Malone will send a letter to the realty company stating the Board's feelings.

Edward and Laura Schools would like to let 5.45 acres of their property go to lot number 3 as shown on a former subdivision plan. The Board feels that this violates Section 606D of the Codorus Township Zoning Ordinance.

Richard Tyler would like to purchase a lot from George Tyler from property along Snyder Mill Road. This property has never been subdivided. He was told to proceed with a percolation test and to have a survey made.

Mr. and Mrs. Schwarz were present to explain their family folk festival. Some of the neighbors who live below their property were present to hear the proposal. The weekend of July 31, August 1 and 2 is the proposed date of the festival. The neighbors on the lower side of the property were assured that the lower part of the road would only be used for emergency vehicles. The main road into the property is very narrow and presents a problem in case of an emergency. If the folk festival is held as a non-profit organization, it would not fall under the township ordinance. The Schwarzes will have to make up their mind as to which way they will proceed. A brief map and explanation of the festival were left with the secretary for reference.

Irvin Rappoldt read a list of building permits.

A letter was discussed pertaining to section 614 of the Codorus Township Zoning Ordinance where in paragraph 3 it states that "not more than 30% of the ground floor area of a dwelling unit may be devoted to a home occupation or profession". The Planning Board feels that the ordinance should be changed to 30% of livable floor space instead of 30% of the ground floor.

Gordon Snyder suggested for thought the possibility of in the future allowing someone who has building lot allocations to sell the building rights to someone else who has property they want to

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sell as building lots but lack the allocations. The Board thought this was a good idea and future action may be a possibility.


Gordon Snyder made a motion, seconded by Leroy Thoman, to pay Mr. Malone's bill for the year in the amount of \$843.30. The motion passed.

There was discussion on the enforcement of the township sewer ordinances.

On a motion made by Richard Masimore and seconded by Gordon Snyder, it was decided to have the meeting nights the same in 1981 as in 1980. The meetings will be held the last Thursday night of each month unless advertised otherwise.

The meeting was adjourned on a motion by Gordon Snyder and seconded by Richard Masimore.

Respectfully submitted,

A handwritten signature in cursive script, reading "Richard L. Masimore".

Richard Masimore
Secretary