

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

July 31, 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, Tom Moore, and Solicitor Malone. The minutes of the previous meeting were read and approved. The minutes of the Township Supervisors' meeting pertaining to land development and subdivision were reviewed.

Robert Renoll's plans were submitted for approval. On a motion made by Gordon Snyder and seconded by Leroy Thoman, the Board approved the plans.

David Forbes presented plans for subdivision of a lot from his father Simon Forbes. A motion was made by Gordon Snyder and seconded by Leroy Thoman to reject the plans until a water study is made and the driveway right of way is reduced from 50 feet to 25 feet and language is added that the driveway will not be maintained by the public, as set forth in Section 740. The motion passed, with Richard Masimore and Tom Moore voting against it.

Ralph Smith was present concerning subdivision of the Earl Smith property which contains two lots. Lot #1 has 4.6929 acres, and lot #2 has 4.6950 acres. The two lots are located off of Pa. route 216 near Sticks. The access to these properties is by right of way only and cannot be used for building lots. The York County Planning Board will have to make comments before the Township Planning Board can approve this, but at the present time, the Township Planning Board has no objections.

Larry White from Bonair Road wished to purchase a strip of land which is approximately 30 feet by 300 feet from Raymond Thomas to add to his property. He has 2.95 acres and would like to add another 30 by 300 feet area to his property. After the Board discussed this problem, a motion was made for a dimensional variance by Tom Moore and seconded by Donald Bollinger. The motion carried. The Board will recommend approval to the Zoning Board.

Sterling Wertz, representing the Glen Rock Fire Company and the state fire marshal, along with other representatives of area fire companies, was present to recommend some type of burning ordinance for the township. The fire companies represented were concerned about nuisance burnings that cause unnecessary responses of fire equipment in which no emergency exists. Usually these fires are a matter of bad judgment on the part of the burner or the complainer. The Board will take this under advisement for possible action at a later date.

R. C. Williams, whose name was on the agenda, left before his name came up on the agenda.

Mr. Campbell and Mrs. Gorsky were present at the meeting concerning the burning of hedge clippings and brush that are brought in from out of state. Mrs. Gorsky is opposed to this and stated



that she has tried for years to have something done to stop this. Other neighbors were present but voiced no complaint against the burning. After considerable discussion, the Board was asked to define its stand. The Board felt that Mr. Campbell was in violation of the zoning ordinance in that it is not a permitted use in an agricultural zone and of the junk yard ordinance. However, after hearing both sides of the complaint, the members of the Board of Supervisors that were present at the meeting sounded as if they would reverse their previous decision on the matter and not push the issue. Since the Supervisors have the final say in all matters brought before the Board, it is no use to belabor the point at any greater length. At the present time, the township has no burn ordinance as such, but will possibly have to draw one up in the future. After the above discussion, Gordon Snyder made a suggestion to withhold judgment until later and to have the Supervisors observe the next burn.

Irvin Rappoldt read a list of building permits and complaints.

Mr. Malone's letter about Mr. Brasch was read stating that Mr. Brasch could legally sell the land in question. Irvin Rappoldt wondered if Mr. Brasch could build a house in Neimans in a rural residential zone on a lot with less road frontage than required. This was tabled until a later time when Mr. Brasch could attend a meeting. He has one lot remaining in the agricultural area.

The William Hoover property is being sold at auction, and the property may not be split for building. It was suggested that the auctioneer, Clair Slaybaugh, be notified so the conditions of the property could be revealed to the prospective buyers, thus avoiding a future conflict of buying land not approved for building.

The music party on Meckley Road was discussed. The Supervisors say they intend to prosecute if possible.

Charles Worley wanted to know if Cora Miller could sell her mobile home park along Shaffer's Church Road. The Board stated she would have to submit a subdivision plan. She is in a rural residential area.

The meeting was adjourned on a motion made by Richard Masimore and seconded by Donald Bollinger.

Respectfully submitted,

*Richard Masimore*

Richard Masimore  
Secretary