

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
March 27, 1980

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

The County Board's comments about the Levi K. Bortner subdivision along Krebs Road were reviewed. The Board approved the plans on a motion made by Tom Moore and seconded by Leroy Thoman. The plans were signed.

Charles Russo representing John L. Frick presented plans to convey .176 acre (lot #2) to Amos W. Belt and sell lot #1 which contains 4.442 acres as a building lot. A percolation test must be made and proper signatures must be on the plans and returned at a later meeting.

Richard Brenneman presented final plans for the Richard E. Brenneman and Lois A. Brenneman subdivision containing 1.4567 acre along Fair School Road. The County Board's comments were reviewed. The plans were passed on a motion made by Leroy Thoman and seconded by Richard Masimore. The plans were signed.

The plans of the Reba Berkheimer subdivision along Hamm Road were presented by Mr. Worley. It was noted that there is a discrepancy about ownership of the ground along the road. George Bortner claims he owns ground on the Berkheimer side of Hamm Road. Plans must show property lines as the center of the township road. Lot #3 shows about 1/2 acre of farm ground. Mr. Worley was instructed to have the lots confined to the wooded area. Finalization of the plans is pending on the property lines disagreement.

Robert S. and Lelia A. Renoll would like to convey lot #3 to the daughter of the owner. Lot #3 contains 1.791 acres less road right-of-way. The property is near Sinsheim and intersected by Pentland Road. The proposed driveway needs to be shown on the plans. A drainage pipe must be installed from the spring. Also, a percolation test is needed.

Martin A. Stough and Beatrice M. Stough would like to sell 1.221 acres and a dwelling from the existing property which contains two dwellings. The County Board's comments were reviewed. Plans should show the lot number and building setback lines. It was noted that a large drain pipe is not protected by guard rails along the top edges. Also, the ownership of the driveway should be shown. The Board stated they will pass the plans if the owners adhere to the county comments.

Leonard Shaffer was present concerning his subdivision. Lot #2 must contain the note "not approved as a building lot until a percolation test is made" or the owner must have a percolation test made. These plans will need county comments and the signatures of the owners.

Glenn Meily presented plans of the Elwood Deveney subdivision of wooded lot #4 containing 2.2989 acres. It was noted that it does not contain enough road frontage. This is the last remaining wooded ground of the Elwood Deveney property. The Board will probably pass the plans if a percolation test is made and a plot for the home, well, and sewer is shown, pending the County Board's comments.

Jim Troxel was present in opposition to the Louis Wells proposed subdivision. The Board will have to take another look at this proposal. Drainage problems created by any development must be dealt with.

Harry Chilcoat and William Peters were present concerning water runoff in the area of the farm buildings of the former Earl Thoman property. Various suggestions from the county conservationist were discussed. The Board will probably go along with any solution worked out between the conservationist and the owners.

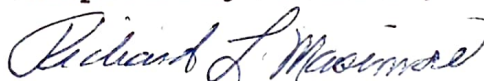
Bill Curry and Lawrence Curry were present. Bill would like to sell a lot to his father Lawrence, but the road frontage is less than the required amount. He was told to survey 1 acre or 40,000 square feet and go ahead to the Supervisors with the plan.

Kenny Wright will be told that the status remains the same. The summer house could be occupied until Ken Bare decides to build. The premises must be vacated before the building permit can be issued.

Irvin Rappoldt was not present to read his list of building permits.

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

Respectfully submitted,



Richard Masimore
Secretary