

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

February 28, 1980

The monthly meeting of the Codorus Township Planning Commission was called to order by Chairman Donald Bollinger. Members present were Donald Bollinger, Tom Moore, 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 pertaining to planning were reviewed.

Harry Chilcoat and William Peters were present at the meeting to submit their finished draft for approval. The County Board's comments concerning water runoff and building setback lines were discussed. The Board approved a motion made by Gordon Snyder and seconded by Richard Masimore for the Township to submit a plan to ASCS for conservation study as to water runoff on the north side of the property.

Larry Lucabaugh was present concerning a 4-acre land-locked lot with no right of way to enter the property. He wanted to know if a building lot of the above acreage could be transferred to other farm acreage also owned by his mother and his step-father. The Board agreed to go along with the Solicitor's interpretation of the ordinance stating that the 4 acres must be treated as a separate tract and that the building allocations for that lot could not be transferred.

Richard Brenneman would like to subdivide for his son a lot which contains the son's trailer on Sticks School Road. The size of the lot is 1.5 acre. It is larger than 1 acre but if confined to 1 acre, it would interfere with the sewage system. The amount of road frontage is less than the required amount, but the Board felt that since this trailer has been on the lot for quite some time and since this ^{sewer} system had been approved by the Supervisors at an earlier date, the Board would okay this subdivision. The Board approved the plans on a motion made by Leroy Thoman and seconded by Tom Moore. Mr. Brenneman was told to have a survey made.

Louis Wells, who owns 81 acres of land, would like to subdivide 11 acres along Rockville Road. The plans should show the topography of the land to be subdivided and the proposed driveway to reach the lots to be subdivided.

John Delozier was present seeking permission to build a garage on property with insufficient setback. On a motion made by Gordon Snyder and seconded by Tom Moore, the Board recommended a variance hearing, and stated that it would recommend approval by the zoning hearing board.

Leonard F. Shaffer who lives on Hillclimb Road has $8\frac{1}{2}$ acres with 1680 feet of road frontage. This is the former Nevin Shaffer property. He would like to divide the property in half - approximately $4\frac{1}{2}$ acres in one lot and 4 acres in another lot. He was told to have a survey made showing driveway accessibility and topography of the lots.

Mrs. Innerst, owner of property at Neimans, made inquiry as to whether their property could be subdivided as building lots on both sides of Shaffers Church Road at Neimans. She was told to check whether the property has 200 feet of road frontage and then have a survey

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made and, also, to have plans made. If the property does not have 200 feet of road frontage, she should come back to the planning meeting.

John McGurk owns property near the lower end of Shaffers Church Road. The property contains 4.55 acres facing the lane that goes to the former Landis farm across from the Roy Larew property. He would like to sell the house and approximately 1 acre of ground and retain the wooded ground for himself. He was told to have a survey made.

Charles Worley questioned whether it is possible to have a home and business on the same property. The Board stated it is possible in an agriculture-zoned district.

Discussion was held as to whether a variance would be necessary in a case such as that of the Delozier property if the concerned parties would sign a waiver stating that they have no objection to erecting a building in which the setback lines are less than those of the legal limits. The general opinion of the Board was to abide by the planning ordinance.

Irvin Rappoldt gave his monthly report of building permits.

The meeting was adjourned on a motion made by Tom Moore and seconded by Richard Masimore.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary