

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

May 29, 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, Richard Masimore, Leroy Thoman, 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.

Leonard Shaffer was present concerning the subdivision of two lots which belong to Leonard F. Shaffer, Leonard C. Shaffer, and Marie D. Shaffer. County comments were discussed. It was voted to pass the subdivision on a motion made by Gordon Snyder and seconded by Richard Masimore. The plans were signed. A note was added to the final plans. Note: Lot #2 is not approved for residential use at this time. Before any residential development occurs, a subdivision or land development plan which meets township requirements must be submitted and approved.

LUCABAUGH
Larry Luckenbaugh presented plans for the 14.5 acres of property owned by Larry L. Luckenbaugh and Delores F. Luckenbaugh. He would like to subdivide 2 lots on Tome Road and Snyder Road. The following note must be on the plans: All development must be in compliance with sections 602 and 739 of the Township Subdivision and Land Development Ordinance. The plans were passed on a motion made by Gordon Snyder and seconded by Richard Masimore. The plans were then signed.

Martin Stough was present concerning his subdivision. The Board tried to determine whether his dwelling was built before the ordinance was in effect. Mr. Stough stated that the house had been built before the ordinance was in effect. Although Mr. Stough has too many allocations already, the dwelling was built before the ordinance. The Board assured Mr. Stough, on a motion made by Leroy Thoman and seconded by Donald Bollinger, that as soon as the repairs are made to the drain pipe and guard rails are installed, the plans would be signed.

David Forbes was present concerning the Simon Forbes property of approximately 29 acres across from the old Bowling Green Speedway. David Forbes' father would like to give 5 acres to his son. Discussion was held about the reason that 5 acres were needed. The proposed 5-acre subdivision is all on wooded ground. He was told to go ahead with the plans and to go to the Supervisors' meeting.

Charles Russo, representing John L. Frick, wanted to know if .176 acre could be added to the Amos W. Belt property for road right of way. The note: lot #2 approved only, lot #1 not approved - was added to the plans. On a motion made by Gordon Snyder and seconded by Donald Bollinger, the plans were passed and signed.

Donald Bollinger made a motion which was seconded by Leroy Thoman that the Board recommend the rejection of the Elwood Deveney subdivision as proposed by Glen Meiley. The reasons for disapproval are not enough road frontage, no percolation test, and does not show well and sewage system. It does not comply to section 606 1C of the zoning ordinance, section 402A of subdivision, and section 403 - the

perculation test.

Raymond Sharp was present at the meeting. He would like to subdivide his house from the farm - the former Elmer Cornbower property. After reviewing the plans, the Board passed the plans on a motion made by Leroy Thoman and seconded by Richard Masimore. The plans were signed. Note: plans must be signed by both owners and be notarized.

Reba Berkheimer was present at the meeting requesting that a note be deleted from her plans stating that lots #2 and 3 are to be conveyed to the children. On a motion made by Gordon Snyder and seconded by Leroy Thoman, the Board signed a letter stating their approval to this request.

Bonnie and Daniel Gorski were present to register a complaint for reexamination of an earlier complaint. They live on the former Chinault property across from Jake Sterner. James Campbell, a neighbor, is burning rubbish that he has hauled in from other areas. Mr. Campbell lives at the former Larue Mill property. The Board feels this is a violation of the zoning ordinance. IMPORTANT: The Board recommends to the Supervisors that they pursue the problem of burning refuse. The burning is in violation of the junk yard ordinance. It is also in violation of the zoning ordinance in that it is not a permitted use in an agricultural zone. The Board thinks it is a junk yard which is only permitted in a commercial zone, and if not a junk yard, it comes under section #105, and that requires a special exception.

Dennis Henry and John Smith were present concerning the former John Smith property along route 216. They would like to subdivide three tracts on the left side of route 216: tract #1 - 20.97 acres, #2 - 3.75 acres, and #3 - 3.75 acres with #1 remaining in agriculture and remains with the rest of the farm property. The plans must show the perculation test, the sewer, well, and the driveway access. They were told to proceed with the plans.

It was reported that the on-site inspection of the proposed Robert S. and Lelia Renoll property was held. Members present were Leroy Thoman, Richard Masimore, and Tom Moore. They recommend approval if perculation test, driveway location, proposed home site, proper sewer, and all set back dimensions are complied with.

Irvin Rappoldt read a list of building permits. It was reported by Mr. Rappoldt that General Telephone Company would like to purchase right of way to have the terminal equipment building on the Roy Lovell property. The proposed building is five feet from the property line. The property is near Glenville. It was agreed by all present to issue the permit. Mr. Rappoldt stated that the Bankert development was told to have spouting put in the dry wells along Route 216.

Woodland and size of lots in wooded areas was discussed. The Board feels that larger lots in wooded areas should be reassessed. A motion, made by Gordon Snyder and seconded by Richard Masimore, was passed to treat wooded areas as agricultural(forest management) land in the future and to limit the lot size to approximately one acre.

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The Board discussed section 310 on page III-5, item #6, of the Subdivision and Land Development Ordinance pertaining to the cost of legal services by Mr. Malone. The section reads: Administrative and legal services necessary for the processing of the proposed subdivision. The Board recommends that Solicitor Malone send the township a list of time on different people who use the time of the Board and of the Solicitor. This list will be furnished to the supervisors and the Board to use as a reference to see how much the people who use the services of the Board are costing the taxpayers. One possible solution is raising the cost of subdivision per acre.

On a motion made by Gordon Snyder and seconded by Richard Masimore, the meeting was adjourned.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary

Additional NOTE: Since no one was at the meeting representing the Elwood Deveney - Meiley subdivision or the Robert Renoll subdivision, both plans were rejected for reasons contained in attached letters. The Solicitor was instructed to send letters to the concerned parties stating the reasons.