

September 24, 1981

TO: Codorus Township Board of Supervisors
FROM: Codorus Township planning Commission

The Richard Tyler subdivision was passed by the Planning Board. It is a larger lot than the Board would like to see. However, it is the first, last, and only subdivision for this property. Also, this is probably the only suitable area on the property for building.

Richard Massman

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

September 24, 1981

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

Michael Mathias was present at the meeting. He owns 10.565 acres along Tannery Road. He would like to split his property in half. The property was evidently never subdivided from the Robert Miller property from whom it was purchased in 1974. Mr. Malone will check whether or not this property was ever subdivided. Discussion was held as to the size of the desired lot. The Board requested that the lot be held close to 3 acres. He was told to try to have 3 acres surveyed off of his property, and if it is not possible, an alternative solution could be worked out.

Teresa Strickler would like to place a mobile home on the property of her parents, Mr. and Mrs. Lester Lauer, along Rockville Road. The Lauer property consists of $1\frac{1}{4}$ acre. This would not be permitted unless a distinct hardship is shown.

Edward Schools and his attorney were present with his plans. The plans did not contain several items. They will be added, and the plans will be returned.

Dan Rodgers of Key Real Estate representing Hoover and Rodgers would like to sell property which was an illegal subdivision. Mr. Malone will write a letter to Mr. Rodgers stating the status of the land in question. Arthur Hoover and Raymond Rodgers are the owners.

William Thoman and son Arnie Thoman were present along with Robert Hilker, president of the Jefferson Sportsman's Association. The Thomans would like to sell two tracts of land to the Jefferson Sportsman's Association. The parties would be willing to relinquish all building allocations and add the proper language to the plans stating that no additional dwellings would be permitted. Since the land is being attached to neighboring farm ground and language is being added denoting no additional dwellings, and since Mr. Thoman's son is going to purchase the remainder of the acreage, the Board decided to approve such a subdivision. The Thomans were told that the subdivision could be accomplished without a survey, if they so desired. The plans could be drawn up from a deed description. They were told to proceed with their plans and bring them back to the next meeting.

Charles Douglas from D & G Family Campground on Snyder Mill Road was present. He has 3.8 acres, and he would like to subdivide one acre for his daughter. The area would have to be rezoned or a variance sought. He wondered if he could build an addition to his home for a two-family dwelling. The Board stated this would not be permitted.

Richard Tyler was present at the meeting with his plans.

A motion was made by Tom Moore and seconded by Gordon Snyder to approve the plans. The motion carried, and the plans were signed.

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James Bailey would like to put a mobile home on his property for his father-in-law to live in so he can help with their chicken business. The property has no dwelling allocations remaining. Unless he can secure a building allocation from the former owner who kept the remaining allocations, the township ordinance would not allow the Board to grant permission for placing a mobile home on this property. He can either try to get an allocation from Elwood Darron or apply for a hardship variance at the Zoning Hearing Board.

Mr. Yelton was present concerning the five acres which he wishes to purchase from his grandmother's farm. The Board will allow a 3 gross-acre lot for his property's dwelling lot.

Irvin Rappoldt read a list of building permits.

There was some discussion on the 6-month moratorium and on some proposed amendments.

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

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary